

ORDINANCE NO. 2112

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF REDLANDS AMENDING CHAPTER 15.08
OF TITLE 15 OF THE REDLANDS MUNICIPAL
CODE RELATING TO THE ADOPTION OF THE
UNIFORM PLUMBING CODE, 1988 EDITION

WHEREAS, Health and Safety Code Section 17958 empowers the City to adopt by reference various uniform building codes, including the Uniform Plumbing Code; and

WHEREAS, Health and Safety Code Section 17958.5 authorizes the City to make amendments to said Uniform Building Codes on the basis of local climatic, geological, or topographical conditions; and

WHEREAS, the City Council is informed and finds that the area in which the City is located receives relatively low amounts of precipitation, experiences low humidity levels and high temperatures all of which are conducive to the spread of fire; and

WHEREAS, the City Council is informed and finds that the area in which the City is located is subjected to extremely strong winds, commonly referred to as Santa Ana winds, which reach speeds of 80 miles per hour in the City and results in extensive damage and is also conducive to the spread of fire; and

WHEREAS, the City Council is informed and finds that within the City four earthquake faults are present and three other faults are immediately adjacent creating the potential for catastrophic damage and fire hazards; and

WHEREAS, the City council is informed and finds that because the City is subject to the above referenced climatic, geological and topographical conditions that amendments to the Uniform Plumbing Code, 1988 Edition, are necessary to save life and property and that such amendments are to deal with the following issues: (1) Fee Schedules, (2) Appeals, (3) Hot Water Piping, Insulation and Fittings, (4) Water Pressure, (5) Sewers, (6) Septic Tanks, (7) Seepage Pits and Disposal Fields;

NOW, THEREFORE, the City Council of the City of Redlands does ordain as follows:

Section 1: Chapter 15.08 of Title 15 of the Redlands Municipal Code is hereby amended to read as follows:

Chapter 15.08

"UNIFORM PLUMBING CODE

Sections:

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| 15.08.010 | Document adopted by reference -- Copies on file -- Amendments and changes. |
| 15.08.020 | UPC Section 20.7 amended -- Schedule of fees. |
| 15.08.030 | UPC Section 20.14 amended -- Board of Appeals. |
| 15.08.040 | UPC Chapter 10 amended -- Water distribution. |
| 15.08.050 | UPC Chapter 11 amended -- Building sewers. |
| 15.08.060 | Violation -- Penalty. |
| 15.08.010 | Document adopted by reference -- Copies on file -- Amendments and changes. |

That certain document on file in the office of the City Clerk of the City, which is marked and designated as "Uniform Plumbing Code, 1988 Edition," and each and all of the regulations, provisions, conditions, terms and appendices of the Uniform Plumbing Code, as amended in this Chapter, are referred to, adopted and made a part of this Chapter. There is a copy of the document and code referred to above now on file in the office of the City Clerk.

15.08.020 UPC Section 20.7 amended-- Schedule of fees.

UPC Section 20.7, Cost of permit, shall be amended by deleting the "SCHEDULE OF FEES" and adding the following subsection:

(a) The fees for a plumbing permit as required by this Code will be in the amount as specified by resolution of the Mayor and City Council.

15.08.030 UPC Section 20.14 amended-- Board of Appeals.

UPC Section 20.14, Board of appeals, shall be amended as follows:

SECTION 20.14.

The Board of Appeals and the procedures concerning its operation, as stated in Chapter 15.04 of the Redlands Municipal Code, shall also apply to all appeals resulting from the administration of this Code.

15.08.040 UPC Chapter 10 amended-- Water distribution.

UPC Chapter 10, Water Distribution, shall be amended by adding a sentence to Section 1001 Running Water Required, rewriting Section 1004(a), Materials, and by adding a sentence to paragraph (e) of Section 1008, Installation, Inspection and Testing, as follows:

SECTION 1001

All dwelling units shall be provided with an approved recirculating hot water system, and all hot water piping connected to that system must be insulated with a minimum of R-3 insulation around the piping material, throughout the recirculating hot water system.

SECTION 1004

(a). Water pipe and fittings shall be of brass, copper, cast iron, galvanized malleable iron, galvanized wrought iron, galvanized steel, lead or other approved materials. Asbestos-cement, PE or PVC water pipe manu-

factured to recognized standards may be used for cold water distribution systems outside a building. All materials used in water supply systems, except valves and similar devices shall be of like material, except where otherwise approved by the Administrative Authority.

SECTION 1008

(e). Full pressure of water from the street main or an air pressure of not less than fifty (50) pounds per square inch shall be maintained on the system at all times during construction operations.

15.08.050 UPC Chapter 11 Amended -- Building Sewers

Uniform Plumbing Code Chapter 11, Building Sewers is amended by rewriting Section 1101 (d), Sewer Required; by adding a sentence to Section 1103 (a), Building Sewer material; by adding a paragraph (g) to Section 1107; and adding a Subsection (b)(3) and (b)(4) to Section 1110, Location, as follows:

SECTION 1101

(d). A public sewer shall be considered as not being available when such public sewer is more than one hundred (100) feet from the nearest point of the property to such public sewer. An owner or his representative may request in writing a reconsideration of the availability of the public sewer based on practical difficulties. The Administrative Authority shall investigate the situation and make a determination as to whether unreasonable difficulties exist to making a connection to the public sewer. His decision may be appealed through the Appeals Board as outlined in Chapter 15.04 of the Redlands Municipal Code.

SECTION 1103

(a). Bituminized fiber sewer pipe or fittings shall not be considered an acceptable material in any building drain or building sewer.

SECTION 1107

G. An approved, two way cast iron clean out, shall be provided at the front of each new single family, multiple family, commercial, and industrial building prior to final inspection.

SECTION 1110

(b)3. All seepage pits and septic tanks shall be located in the front yard area setbacks as defined in Redlands Municipal Code Title 18. If this is not possible, the Administrative Authority shall make a determination of an alternate location.

SECTION 1110

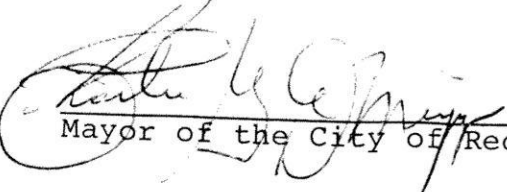
(b)4. Disposal fields shall be used only when a determination has been made by the Administrative Authority that no other procedure is feasible.

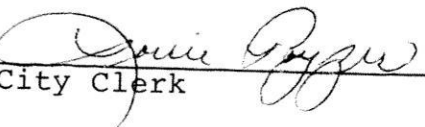
15.08.060 Violation--Penalty

It is unlawful for any person, firm or corporation to do or permit to be done the following: Erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any plumbing in violation of this Code as amended by Chapter 15.08 of the Redlands Municipal Code. Every person who violates any of the provisions of this Code as amended by Chapter 15.08 of the Redlands Municipal Code is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code as amended by Chapter 15.08 of the Redlands Municipal Code is committed, continued or permitted. Upon conviction such person is punishable by a fine not exceeding one thousand dollars, or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment.

Section 2: The City Clerk shall certify to the adoption of this ordinance and cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this City.

ATTEST:


Mayor of the City of Redlands

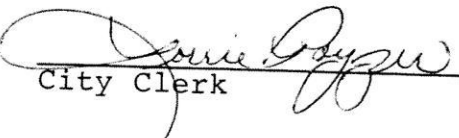

City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 20th day of February, 1990, by the following vote:

AYES: Councilmembers Beswick, Cunningham, Milson;
Mayor DeMirjyn

NOES: None

ABSENT: Councilmember Larson


City Clerk