

Chapter 5-3

PLUMBING CODE AND REGULATION OF PLUMBERS

Sections:

- 5-3-1 Purpose
 - 5-3-2 Application
 - 5-3-3 Plumbing Code Adopted
 - 5-3-4 Plumbing Inspector
 - 5-3-5 Authority
 - 5-3-6 Permits
 - 5-3-7 Permit Not Required For Maintenance Work
 - 5-3-8 Applications For Permits
 - 5-3-9 Applicant Required To Be Licensed
 - 5-3-10 Fees And Permits For Inspection
 - 5-3-11 Permits/Restrictions
 - 5-3-12 Excavation Permit
 - 5-3-13 Inspection Revocation Of Permit
 - 5-3-14 Prefabricated Assemblies Inspections, Licenses
 - 5-3-16 License Required
 - 5-3-21 Bond For Contractors
 - 5-3-22 Display Of Licenses
 - 5-3-24 Appeals
 - 5-3-25 Liability Of City
 - 5-3-26 Municipal Infraction
- Section 5-3-1 Purpose**

The purpose of this Chapter shall be to establish the authority of the City with regard to the supervision of all plumbing installations within the City and the supervision of the plumbers making those installations; to make provision for a Plumbing Code to be applicable within the City; and to designate the responsibilities of the Plumbing Inspector in connection with the Administration of this Chapter.

Section 5-3-2 Application

The provisions of this Chapter shall apply to and govern all plumbing, as defined in the Uniform Plumbing Code occurring within the City. Plumbing shall include the practice, materials and fixtures used in the installation, maintenance, extension and alteration of all piping, fixtures, appliances and appurtenances in connection with any of the following: sanitary drainage or storm drainage facilities, the venting systems and the public or private water systems, within or adjacent to any building or other structure or conveyance; also the practice and materials used in the installation, maintenance, extension, or alteration of the storm water, liquid wastes or sewerage systems, and water supply systems of any premises to their connection with any point of public disposal or other acceptable terminal.

Section 5-3-3 Plumbing Code Adopted

After published notice and public hearing as required by law, the Uniform Plumbing Code, 2015

Edition, as published by the International Association of Plumbing and Mechanical Officials, but as adopted and amended from time to time by the plumbing and mechanical systems board in the Iowa Department of Public Health pursuant to Iowa Code Section 105.4(1)(a) and administrative rules issued pursuant thereto, is hereby adopted in its entirety as the Plumbing Code for the City, except as provided below in this Section 5-3-3, and it is hereby incorporated by reference. All installations, repairs and alterations of plumbing within the City shall be made in conformance with the City's Plumbing Code , and no permit shall be issued by the Plumbing Inspector for such a project if the plans and specifications are not in conformance with that Plumbing Code.

A copy of the Uniform Plumbing Code, , as adopted and amended by the Iowa plumbing and mechanical systems board, shall be maintained in the office of the Building Official and shall be available for public inspection during all normal business hours.

Section 104.5 of the Uniform Plumbing Code relating to fees shall not apply in the City of Storm Lake, Iowa, including any schedules referred to by said Section. In lieu thereof, the applicant shall pay a fee as provided in Title 5, Chapter 3, Section 10.

(Ord. No. 11-O-94-95, Amended, 01/03/95)

(Ord. 01-O-2016-2017, Amended, 09/06/2016; Ord. 18-O-2011-2012, Amended, 06/18/2012; Ord. 15-O-2004-2005, Amended, 01/03/2005; Ord. 02-O-99-2000, Amended, 08/16/1999)

Section 5-3-4 Plumbing Inspector

The Building Official is hereby designated as the Plumbing Inspector and charged with the responsibility for performing all of the administrative and inspection functions required by the City by this Chapter and not otherwise delegated. In addition to enforcing the provisions of this Chapter, a Plumbing Inspector should also enforce all rules and regulations of the Buena Vista County and Iowa State Boards of Health which govern plumbing.

(Ord. 15-O-2004-2005, Amended, 01/03/2005)

Section 5-3-5 Authority

The Plumbing Inspector shall have the right, during reasonable hours, to enter any building or premises in the discharge of any of his/her duties, for the purpose of making any inspection, reinspection or other testings of any of the plumbing contained therein. If any plumbing is found by the Plumbing Inspector to be not in conformance with the provisions with this Code or the rules and regulations of the Buena Vista County or Iowa State Boards of Health, and providing such nonconforming plumbing was either nonconforming at the time of its installation or now constitutes a hazard of safety, he shall forthwith notify in writing, the person owning, maintaining or responsible for such plumbing; such notice shall specify the particulars wherein said plumbing is defectively maintained or installed, and require that changes be made therein at the earliest possible time deemed reasonable by the Inspector and which will, in the judgment of the Inspector render such plumbing safe and no longer a hazard to health, under penalty of having such plumbing disconnected. In cases of emergency, or if necessary to prevent a serious health or safety hazard, the Plumbing Inspector shall immediately disconnect or order the disconnection of such plumbing.

Section 5-3-6 Permits

No plumbing, including the construction, reconstruction, alteration of any plumbing or building drainage system, shall be done within or on any building, structure, or premises, publicly or privately owned within the City without first securing a permit therefor from the Plumbing Inspector except as provided in Section 5-3-7.

Section 5-3-7 Permit Not Required For Maintenance Work

Permits will not be required for work generally known as maintenance work, such as the repairing of leaks, the removal of stoppage in sewer or waste pipes or the repairing of faucets and closet tanks. Nothing in this Section shall, however, become construed to permit the excavation of any part of the street, parking or sidewalks, without first obtaining a permit and notifying those persons who are responsible to the City for such activity.

Section 5-3-8 Applications For Permits

Applications for such permits, describing the work to be done, shall be made in writing to the Plumbing Inspector by the person installing the work. The Plumbing Inspector may, in his/her discretion, waive the necessity of a written application and accept an oral application. The Plumbing Inspector shall determine the type of information required to determine compliance with this Chapter as well as with the rules and regulations of the Buena Vista County and State of Iowa Board of Health and he/she may require that the written applications be in a particular format and he/she may also require that all plans and specifications be filed if necessary to determine compliance. In addition to such other information as may be required by the Plumbing Inspector, the permit application shall state the streets and building number where the work is to be performed together with the owner's name and the name of the Plumbing Contractor. When the Plumbing Inspector determines that the plumbing proposed complies with the Chapter and the rules and regulations of the Buena Vista County and Iowa State Boards of Health, and upon payment of the required fee, he/she shall then issue a permit required by Section 5-3-6.

Section 5-3-9 Applicant Required To Be Licensed

No permits for the construction, reconstruction, or alteration of any plumbing shall be issued to any person, unless the applicant therefor is the owner of a license entitling such applicant to secure permits for and to execute the work described in the application for the permit.

Section 5-3-10 Fees And Permits For Inspection

Before any permit is granted for the installation, repair, or alteration of plumbing equipment, the person making application therefor shall pay to the City Clerk, in advance, the fees set by Council Resolution. , (Ord. 12-O-2004-2005, Amended, 12/06/2004)

Section 5-3-11 Permits/Restrictions

(A) No permits shall be issued for additional plumbing work in any building where plumbing work is found defective, or has been installed or being maintained contrary to the provisions of the Uniform

Plumbing Code, other Chapters of the City or the rules and regulations of the Buena Vista County or Iowa State Boards of Health, unless this plumbing is to be corrected and the permit is taken out to cover the correction of such work.

(B) When a permit has been issued to do plumbing work, such work shall be started within sixty (60) days from the day of the permit or such permit will become void and a new permit must be obtained.

(C) When a permit has been issued for plumbing work, in no case shall additional work be put in or additional fixtures set without the approval of the Plumbing Inspector and a new permit shall be obtained for all such additional work or fixtures.

Section 5-3-12 Excavation Permit

Excavation Permits issued by the City to open streets, parking or other public property, should be issued only after permits have been issued by the Plumbing Inspector to construct such work. Each such street or parking permit shall have upon its face the number of the Plumbing Permit issued.

Section 5-3-13 Inspection Revocation Of Permit

In the completion of any construction, reconstruction or alteration requiring a Plumbing Permit, it shall be the duty of the person making the construction, reconstruction or alteration of the plumbing to notify the Plumbing Inspector who shall inspect the construction, reconstruction or alteration of plumbing within twenty-four (24) hours from the time such notice is given, exclusive of Saturdays, Sundays or holidays or as soon thereafter as practical. It shall be the duty of the plumber installing the work to see that no plumbing is covered or used, except as hereinafter provided, until such work has been inspected and approved by the Plumbing Inspector. If while making the inspection, the Plumbing Inspector shall find such construction, reconstruction or alteration of plumbing in conformity with the provisions of this Chapter and with the rules and regulations of the Buena Vista County and Iowa State Boards of Health, he/she shall inform the person performing such work verbally of his/her approval. If, upon inspection, the Plumbing Inspector finds the work not in accordance with the provisions of the Plumbing Code or the rules and regulations of the Buena Vista County or Iowa State Boards of Health, he/she shall notify the plumber doing the work and the owner of the premises, by written letter or by posting written notice upon the premises, of the defects of the work found upon inspection and he/she shall further require that such defects be corrected within three (3) days following receipt or posting of the notice. The Plumbing Inspector shall also have the right to make preliminary inspections at any time while the construction, reconstruction or altering of the plumbing is being completed, and he/she shall, in addition to the power to require the corrections in plumbing be made, have the authority to revoke the permit whenever the work is not being done in accordance with the Plumbing Code or the rules and regulations of the Buena Vista County or Iowa State Boards of Health. If a permit is revoked, it shall be unlawful for any person to proceed further with said work without the written consent of the Plumbing Inspector.

Section 5-3-14 Prefabricated Assemblies Inspections, Licenses

(A) Where the work requiring a plumbing permit will be wholly or partially enclosed within one of more prefabricated assemblies, the requirements of this Chapter and the Uniform Plumbing Code with regard to inspections by the Plumbing Inspector or request therefor, shall not be applicable to such work if the use of prefabricated assemblies renders compliance with the requirements impracticable. In lieu of compliance with the requirements of said Section, the fabricator shall provide the Plumbing Inspector

with a certification from the International Conference of Building Officials, Underwriters Laboratories, Inc. or any other approved independent inspection agency qualified to make such certification, stating that the plumbing wholly or partially enclosed within the prefabricated assembly has been inspected by the certifying agency and complies with the requirements of this Chapter, and containing such other information as may be required by the Plumbing Inspector. The Plumbing Inspector may, for due cause shown, require that any plumbing work wholly or partially enclosed within a prefabricated assembly be nevertheless exposed to permit inspection.

(Ord. 18-O-2011-2012, Amended, 06/18/2012)

Section 5-3-16 License Required

Except as otherwise provided by law, no person shall plan, layout, or supervise the construction, reconstruction, alteration or repair of any plumbing or building drainage system, nor shall they apply for permit under the provisions of 5-3-6 and 5-3-8, unless that person: is licensed by the State of Iowa as a Master Plumber or is a bonded Plumbing Contractor with at least one Master Plumber in his/her employ.

(Ord. 18-O-2011-2012, Amended, 06/18/2012)

Section 5-3-21 Bond For Contractors

Any person, engaged as a contractor for doing plumbing work including the construction, reconstruction, alteration or repair of any plumbing or building drainage system, must, before commencing the project, file with the City Clerk to be approved by the Council, a bond in the sum of ten thousand dollars (\$10,000.00) conditioned on: the faithful performance of all duties and regulations required by this Chapter; the prompt payment to the City of any sums that may become due or owing to the City by reason of this Chapter; payment of all fines imposed upon him/her for violations of this Chapter during the life of said bond; and contractor pledging to indemnify and hold harmless the City from liabilities for damages arising from his/her negligence or lack of skill in doing, protecting or completing his/her work. The contractor shall be or have at least one Master Plumber in his/her employment in order to be duly bonded in the City to perform any kind of plumbing work as herein described.

Section 5-3-22 Display Of Licenses

Every holder of a license shall keep his/her license displayed in a conspicuous place in his/her place of business at all times.

Section 5-3-24 Appeals

Any person may register an appeal in writing with the Board of Appeals for a review of any decision or order of the Plumbing Inspector acting in that capacity, provided that such appeal be made within five (5) days after such person shall have been notified of such decision by the Plumbing Inspector. Upon receipt of such appeal, the Board of Appeals shall proceed to examine whether the action of the Plumbing Inspector was in accordance with the provisions of the Code and after such investigation and hearing, the Board of Appeals shall within five (5) days issue its final determination in writing.

(Ord. Ord. 03-O-2001-2002, Amended, 08/20/2001)

Section 5-3-25 Liability Of City

This Chapter shall not be construed to relieve any person owning, operating or completing plumbing work including construction, reconstruction, alteration or repair of any plumbing or building drainage system for damage to anyone injured by any defect therein, nor shall the City, or any agent thereof be held to assume any such liability by reason of the inspection authorized herein or the certificate of inspection issued by the Plumbing Inspector.

Section 5-3-26 Municipal Infraction

A violation of any of the provisions of this Chapter shall constitute a Municipal infraction subject to the penalties and alternative relief authorized by Title 1, Chapter 20 of this Code and by Section 364.22 of the Code of Iowa.