

ORDINANCE NO. 14-03

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WINDSOR HEIGHTS, IOWA BY REPEALING CHAPTER 159 PERTAINING TO THE LICENSING OF PLUMBING CONTRACTORS AND REPLACING SAID CHAPTER WITH A COMPLETE PLUMBING CODE, BY ADOPTING THE 2012 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS

WHEREAS, the City Council of the City of Windsor Heights, Iowa desires to continue to protect life, safety and property through the adoption and enforcement of construction codes, and to establish the minimum requirements to safeguard the public health, safety and general welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of plumbing equipment and systems;

WHEREAS, the Council now deems it appropriate to revise the Municipal Code by repealing Chapter 159 pertaining to the licensing of plumbing contractors and replacing said chapter with a complete Plumbing Code, adopting the latest addition of the International Code Council Plumbing Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WINDSOR HEIGHTS, IOWA:

Section 1. ADOPTION. That Chapter 159 of the Municipal Code of the City of Windsor Heights, Iowa, Plumber’s Licenses, be repealed in its entirety, including the title of said chapter, and there be enacted in lieu thereof the following Chapter;

CHAPTER 159

PLUMBING CODE

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| 159.01 Short Title | 159.13 Fee Refunds |
| 159.02 Adoption of Plumbing Code | 159.14 Violation Penalties |
| 159.03 Amendments, modification, additions and deletions | 159.15 Stop Work Order |
| 159.04 Deletions | 159.16 Freezing |
| 159.05 Conflicts | 159.17 Sewer Depth |
| 159.06 Title | 159.18 Substitution |
| 159.07 General (Building & Zoning Administrator) | 159.19 Material, joints and connections (underground copper) |
| 159.08 State Plumbing Code | 159.20 Building Sewer (minimum size) |
| 159.09 Permit Acquisition | 159.21 Backwater Valves (exception) |
| 159.10 Expiration | 159.22 Basement Floor Drain Venting (exception) |
| 159.11 Retention of Construction Documents | 159.23 Roof Extension (vent) |
| 159.12 Fee Schedule | 159.24 Grease Interceptors |

159.01 SHORT TITLE. This chapter shall be known as the Windsor Heights Plumbing Code, and may be cited as such, and may be referred to herein as this chapter

159.02 ADOPTION OF PLUMBING CODE. The International Plumbing Code 2012 Edition; published by the International Code Council, Inc., is adopted in full except for such portions as may be hereinafter deleted, modified or amended. A copy of the International Plumbing Code 2012 Edition, as adopted, and a copy of this chapter are on file in the office of the Code Official.

159.03 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS. The International Plumbing Code, 2012 Edition (hereinafter known as the IPC), is amended as hereinafter set out in Sections 159.04 through 159.24.

159.04 DELETIONS. The following are deleted from the IPC and are of no force or effect in this chapter:

Subsection 106.5.4 Extensions, Section 109 Means of Appeal.

159.05 REFERENCED CODES—CONFLICTS. In the event requirements of this code conflict with applicable State and Federal requirements, the more stringent shall apply.

159.06 (SUBSECTION 101.1 AMENDED)—TITLE. Subsection 101.1, Title, of the IPC is hereby deleted and there is enacted in lieu thereof the following subsection:

Subsection 101.1 Title. These regulations shall be known as the Plumbing Code of the City of Windsor Heights, hereinafter known as “this code.”

159.07 (SUBSECTION 103.1 ADDITION)—GENERAL. Subsections 103.1, General, of the IPC, is hereby amended by adding the following paragraph to said subsection:

Subsection 103.1 Building and Zoning Administrator The term Code Official is intended to also mean the Building and Zoning Administrator and his or her representatives or designees, who are herewith delegated the same powers, authorities, duties and responsibilities as designated for the Code Official.

159.08 (SUBSECTION 105.2 ADDITION)—ALTERNATE MATERIALS, METHODS AND EQUIPMENT. Subsection 105.2, Alternate materials, methods and equipment, of the IPC, is hereby amended by adding the following subsection 105.2.1 and exception:

Subsection 105.2.1 - Uniform Plumbing Code, As Currently Adopted Edition The Uniform Plumbing Code, as prepared and edited by the International Association of Plumbing and Mechanical Officials, as currently adopted and amended by the Plumbing and Mechanical Systems Board, Iowa Department of Public Health, is hereby approved as an alternate equivalent method for complete plumbing systems.

Subsection 105.2.1, Administration exception 1 Administrative regulations shall be as prescribed in the International Plumbing Code, 2012 Edition, as amended in this ordinance.

159.09 (SUBSECTION 106.1.1 ADDITION)—PERMIT ACQUISITION. Subsection 106.1.1 Permit acquisition, of the IPC, is hereby established by adding the following:

1. Permits are not transferable. Plumbing work performed under the provisions of this chapter must be done by a contractor meeting the licensing provisions as set forth by the State of Iowa Plumbing and Mechanical Systems Board in accordance with Iowa Code Chapter 105. A plumber licensed by the State of Iowa Plumbing and Mechanical Systems Board as a “Master” may sign and obtain a permit for the contractor for which they are employed only when said “Master” has provided proof of employment by said licensed contractor. Any permit required by the provisions of this code may be revoked by the Code Official upon the violation of any provision of this code.
2. A State of Iowa licensed Plumbing contractor shall be allowed only to secure permits for himself or herself, or for a single firm or corporation. When a State of Iowa licensed Plumbing

contractor has secured such a permit, only the employees of such contractor when meeting the provisions of Iowa Code Chapter 105 shall perform the work for which the permit was obtained.

3. For purposes of this section, an “employee” shall be one employed by the contractor, firm or corporation for a wage or salary. A contractor may be required by the Code Official to show positive evidence as to the employee status of workers on the job. Such evidence shall be in the form of payroll and time records, canceled checks, or other such documents.

4. The contractor may also be required to show the agreement or contract pertaining to the work being questioned as evidence that said contractor is, in fact, the actual contractor for such work. Failure or refusal by the contractor to make available such employee or contractual records within 24 hours from demand therefore shall be grounds for immediate revocation of any permit for the work in question.

5. Homeowners (owner/occupants) qualifying for the homestead tax exemption may acquire permits for their principal residence (not an apartment) and appurtenant accessory structures for plumbing work, not to include connection within the public right-of-way to the public main of sewer, water and storm lines, after having passed the Windsor Heights Plumbing Homeowner’s exam.

159.10 (SUBSECTION 106.5.3 AMENDED)—EXPIRATION. Subsection 106.5.3 Expiration, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.5.3 12 Month Expiration Every permit issued under the provisions of this Code shall expire twelve (12) months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Code Official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit shall have been renewed by the owner or his or her agent and by payment of the renewal fee as established by Resolution of the City Council, and provided no changes have been made in plans or location. Upon approval, permits may be extended for no more than two periods not exceeding 180 days each.

159.11 (SUBSECTION 106.5.6 AMENDED)—RETENTION OF CONSTRUCTION DOCUMENTS. Section 106.5.6, Retention of construction documents, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.5.6 Retention of construction documents One set of construction documents shall be retained by the Code Official until final approval of the work covered therein.

159.12 (SUBSECTION 106.6.2 AMENDED)—FEE SCHEDULE. Subsection 106.6.2 Fee schedule, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.6.2 Fee schedule Permits shall not be issued until the fees, as set forth and established by resolution of the City Council, have been paid to the City of Windsor Heights. An amended permit or a supplemental permit for additional construction shall not be issued until the permit fee(s) for the additional work has been paid.

159.13 (SUBSECTION 106.6.3 AMENDED)—FEE REFUNDS. Subsection 106.6.3, Fee refunds, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.6.3 Fee refunds The Code Official is authorized to establish a refund policy.

159.14 (SUBSECTION 108.4 AMENDED)—VIOLATION PENALTIES. Subsection 108.4, Violation penalties, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 108.4 Violation penalties Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, installs, alters or repairs plumbing work in violation of the approved construction documents or directive of the Code Official, or of a permit issued under the provisions of this code, shall be subject to penalties as prescribed by law.

159.15 (SUBSECTION 108.5 AMENDED)—STOP WORK ORDER. Subsection 108.5, Stop Work Orders, of the IPC, is hereby amended by deleting the last sentence of said subsection and inserting in lieu thereof the following:

Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

159.16 (SUBSECTION 305.4 AMENDED)—FREEZING. Subsection 305.4 Freezing, of the IPC, is hereby amended by deleting the last sentence of said subsection and inserting in lieu thereof the following:

Subsection 305.4 Freezing Exterior water supply system piping shall be installed not less than sixty (60) inches below grade.

159.17 (SUBSECTION 305.4.1 AMENDED)—SEWER DEPTH. Subsection 305.4.1 Sewer Depth, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 305.4.1 Sewer Depth Building sewers shall be a minimum of forty-eight (48) inches below grade.

159.18 (SECTION 410.3 ADDITION)—SUBSTITUTION. Subsection 410.3 Substitution, of the IPC, is hereby amended by adding the following exception:

Subsection 410.3 Minimum number of fixtures exception Water coolers or bottled water dispensers in accessible locations and within accessible reach ranges may be substituted for the initial drinking fountain in business occupancies with an occupant load of not more than 30 and mercantile occupancies with an occupant load of not more than 100. (re: IBC chapter 11, T1902.1 and IPC T 403.1 footnote e)

159.19 (SECTION 605 ADDITION)—MATERIALS, JOINTS AND CONNECTIONS. Section 605 Materials, joints and connections, of the IPC, is hereby amended by adding the following subsection:

Subsection 605.1.1 Underground Copper Copper tube for underground piping shall have a weight of not less than type K.

159.20 (SECTION 703 ADDITION)—BUILDING SEWER. Section 703 Building Sewer, of the IPC, is hereby amended by adding the following subsection:

Subsection 703.6 Minimum Building Sewer Size The minimum diameter for a building sewer shall be four (4) inches.

159.21 (SUBSECTION 715.1 ADDITION)—BACKWATER VALVES. Subsection 715.1 Sewage Backflow, of the IPC, is hereby amended by adding the following:

Subsection 715.1 Sewage backflow exception 1 The requirements of this section shall apply when determined necessary by the Code Official based on local conditions.

159.22 (SUBSECTION 901.2.1 ADDITION)—VENTING REQUIRED. Subsection 901.2.1 Venting Required, of the IPC, is hereby amended by adding the following exception:

Subsection 901.2.1 Venting Required exception A vent is not required on a three inch basement floor drain provided its drain branches into the building drain on the sewer side at a distance of five feet or more from the base of the stack and the branch line to such floor drain is not more than twelve feet in length.

159.23 (SUBSECTION 903.1 AMENDED)—ROOF EXTENSION. Subsection 903.1 Roof Extension, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 903.1 Roof Extension All open vent terminals which extend through a roof shall be terminated not less than 6 inches above the roof nor less than 1 foot from any vertical surface. Where a roof is used for any purpose other than weather protection, the vent extension(s) shall terminate not less than 7 feet above the roof.

159.24 (SUBSECTION 1003.3 AMENDED)—GREASE INTERCEPTORS. Subsection 1003.3 Grease Interceptors, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 1003.3 Grease Interceptors Grease Interceptors shall comply with the requirements of the adopted Windsor Heights Ordinance Chapter 101.

Section 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. SEVERABILITY. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.

Section 4. PRIOR ACTIONS. All Ordinances, orders, Resolutions and actions of City Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked and rescinded.

Section 5. EFFECTIVE DATE. This ordinance shall be effective _____, after its final passage and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2014.

Diana Willits, Mayor

ATTEST:

Jeffrey Fiegenschuh, City Clerk

February 3, 2014

Timm _____
Butz _____
Peterson _____
Glover _____
Burgess _____

February 17, 2014

Timm _____
Butz _____
Peterson _____
Glover _____
Burgess _____

March 3, 2014

Timm _____
Butz _____
Peterson _____
Glover _____
Burgess _____