

BILL 10736

ORDINANCE 10579

AN ORDINANCE ADOPTING THE 2015 INTERNATIONAL PLUMBING CODE, WITH MODIFICATIONS, AS THE PLUMBING CODE OF THE CITY OF KIRKWOOD, REGULATING THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, ERECTION, INSTALLATION, ALTERATION, REPAIR, LOCATION, RELOCATION, REPLACEMENT, ADDITIONS TO, USE OR MAINTENANCE OF PLUMBING SYSTEMS IN THE CITY OF KIRKWOOD; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES; AND REPEALING THE EXISTING PLUMBING CODE.

WHEREAS, the ISO has recommended the City update its Building Codes, and

WHEREAS, the Building Commissioner's Office reviewed the latest Building Codes and recommends adoption of the 2015 International Plumbing Code with modification, and

WHEREAS, the Chief Administrative Officer has approved the recommendation of the Public Works Department to update the Plumbing Code.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, as follows:

SECTION 1. That Section 5-6 of the Kirkwood Code of Ordinances is hereby deleted and the following inserted in lieu thereof:

SECTION 5-6 PLUMBING CODE: The provisions of the "2015 International Plumbing Code" as modified, is hereby adopted as the City's Plumbing Code. See separate publication and adopting modification ordinance on file in the office of the city clerk.

SECTION 2. That a certain document, which is on file in the office of the City Clerk of the City of Kirkwood, Missouri, being marked and designated as "2015 International Plumbing Code", as published by the Building Officials and Code Administrators International, and the International Conference of Building Officials be and is hereby adopted as the Plumbing Code of the City of Kirkwood, Missouri. For the control of buildings and structures as herein provided; and each and all of the regulations of the 2015 International Plumbing Code are hereby referred to, adopted and made a part hereof, as if fully set out in this ordinance.

SECTION 3. That throughout the 2015 International Plumbing Code, wherever the term "jurisdiction" is used, it is deemed to mean City of Kirkwood, and wherever the expression "Code Official" is used, it is deemed to mean the Building Commissioner.

SECTION 4. That the 2015 International Plumbing Code is amended by additions, deletions and changes including of articles, sections, subsections, and subsection titles and the addition of new sections and subsections so that such amended and added articles, sections and subsections shall read as follows:

Each section, subsection or clause of the Code that numerically corresponds to one of the following numbered provisions is hereby deleted, or amended, as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the Code is hereby enacted and added thereto.

Chapter 1 Scope and Administration.

Section 101.1 is amended to read as follows, Title: These regulations shall be known as the Plumbing Code of the City of Kirkwood, hereinafter referred to as "this Code".

Section 106.1.1 and Section 106.1.2 are deleted in entirety

Section 106.1.1 added to read as follows, Permits Permits are only to be issued to a licensed plumber and drain layer. Permits to do plumbing or drain laying work shall be issued only to plumbers or drain layers who have been licensed in accordance with Section 111 of this Code.

Section 106.1.2 – added to read as follows, Integrated Permits The code official may issue integrated building, plumbing, electrical and/or mechanical permits on a single permit application.

Section 106.1.3 – added to read as follows; Applicant Responsibility: The integrated permit applicant shall be responsible for the return to the Code official of the plumbing, electrical and/or mechanical permit form with the name, signature and license number of the appropriate subcontractor. Any change in the identity of the named subcontractor after issuance of the permit must be by special application and shall result in the assessment of a transfer fee.

Section 106.6.2 – is amended to read as follows; Fee Schedule Fees shall be established as prescribed in Chapter 5, Article VI of the Code of Ordinances of the City of Kirkwood.

Section 108.4 – is amended to read as follows; Violation Penalties. Any person, firm or corporation who shall violate any provision of this ordinance, or who shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter or repair a structure in violation of an approved plan or directive of the Code official, or of a permit or certificate issued under the provisions of the ordinance, or shall start any work requiring a permit without first obtaining a permit therefore, or who shall continue any work in or about a structure after having been served a stop work order, except for such work which that person, firm or corporation has been directed to perform to remove a violation or unsafe condition, or any owner or tenant of a building or premises or any other person who commits, takes part or assists in any violation of this Code or who

maintains any building or premises in which such violation shall exist, shall be guilty of a misdemeanor punishable by a fine as prescribed in Section 1 8 of the Code of Ordinances of the City of Kirkwood.

Section 108.5 – Amend the last sentence of Stop Work Orders to read “Any person who shall continue any work in or about the building, structure or property after having been served with a stop work order, except such work as is directed by the code official to remove a violation or unsafe condition, shall be liable to a fine as prescribed in Section 1.8 of the Code of Ordinance of the City of Kirkwood”

Section 109.1 is amended to read as follows; Application for Appeal The owner of a building or structure or any other person having interest in said building or structure may appeal from a decision of the code official to the Board of Appeals appointed under the provisions of the Kirkwood Building Code, Chapter 1- Scope and Administration, Section 113- Board of Appeals.

Application for appeal may be made when it is claimed that the true content of this code has been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of installation or construction can be used

Delete in their entirety sections **Section 109.2** through **Section 109.7**

SECTION 111 – added to read as follows, **LICENSING OF PLUMBING CONTRACTORS**

Section 111.1 – added to read as follows; St. Louis City or County Plumbing or Drain laying License Required: Any person or contractor wishing to enter into the plumbing or drain laying contracting business within the City of Kirkwood, Missouri, shall first be duly examined and successfully licensed as a plumber or drain layer in St. Louis City or County, Missouri.

Section 111.2 – added to read as follows; **City of Kirkwood Contractor’s License Required:** All Contractors shall obtain a license under the provisions of Chapter 13, Division 2 of the Kirkwood Code of Ordinances.

Exception: The owner of a one or two family residence who resides in the dwelling unit can apply and secure a plumbing permit to perform installation and repairs outlined in this plumbing code.

Section 111.3 – added to read as follows; Any firm or corporation in the business of plumbing or drain laying work shall employ a duly licensed supervisor, under the provisions of this Code, who shall be responsible for installations made by said firm or corporation

Section 111.4 – added to read as follows; No persons having obtained a license under the provision of this Code shall allow his/her name to be used by another person either for the purpose of obtaining permits, or for doing business or work under the license. Every person licensed shall notify the office of plumbing inspection of the address of

his/her place of business and the name under which such business is carried on, and shall give immediate notice to the office of plumbing inspection of any change in either

Section 111.5 – added to read as follows, A license or registration issued under this ordinance is assigned to the person named in said license. No license or registration certification or the rights, duties and privileges attendant thereto, shall be assigned or transferred to another person, company or partnership. When the duties and privileges of a license are to be exercised within a company or partnership, all of the principals or partners of that company or partnership must be registered with the Board thirty (30) days prior to exercising the rights and privileges of the license.

Chapter 3 General Regulations.

Section 305.4 – is amended to read as follows, Freezing. Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is taken to protect such pipes from freezing by insulation or heat or both as approved by the code official Exterior water supply system piping shall be installed not less than 30 inches (915 mm) below grade.

Section 305.4.1 is amended to read as follows; Sewer depth. Building sewers that connect to private sewage disposal systems shall be installed not less than 30 inches (762 mm) below finished grade at the point of septic connection. Building sewers shall be installed not less than 30 inches (762 mm) below grade.

Section [M] 314.2.2 and [M] Table 314.2.2 is amended to read as follows:

Section [M] 314.2.2 Drain pipe materials and sizes. Components of the condensate disposal shall be cast iron, galvanized steel, copper, crossed-linked polyethylene, polyethylene, ABS, CPVC, PVC, or polyethylene pipe or tubing. All components shall be selected for the pressure and temperature rating of the installation. Joints and connections shall be made in accordance with the applicable provisions of Chapter 7 of the International Plumbing Code relative to the material type. Condensate waste and drain line size shall not be less than 1 inch (25.4 mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with Table 314.2.2

Table [M] 314.2.2
Condensate drain sizing

[M] TABLE 314.2.2 CONDENSATE DRAIN SIZING	
EQUIPMENT CAPACITY	MINIMUM CONDENSATE PIPE DIAMETER (Inch)

Up to 40 tons of refrigeration	1 inch
Over 40 tons to 90 tons of refrigeration	1 ¹ / ₄ inch
Over 90 tons to 125 tons of refrigeration	1 ¹ / ₂ inch
Over 125 tons to 250 tons of refrigeration	2 inch

For SI 1 inch = 25.4 mm, 1 ton of capacity = 3.517 kW

Chapter 4 Fixtures, Faucets and Fixture Fittings

Section 412.5 added to read as follows; Floor drains in a garage shall not connect to a sanitary sewer line or system.

Chapter 5 Water Heaters

Section 507.1 amended to read as follows; Pan size and drain The pan shall be not less than 1 ½ inches (38mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank, water heater or condensate producing appliance The pan shall be drained by an indirect pipe having a diameter of not less than 1 inch (25.4mm). Piping for safety pan drains shall be of those materials listed in table 605.4

Chapter 6 Water Supply and Distribution

Section 603.1 amended to read as follows, Size of water service pipe: The water service pipe shall be sized to supply water to the structure in the quantities and at the pressures required by this Code The water service pipe shall not be less than 1 inch (25.4 mm) in diameter.

Chapter 7 Sanitary Drainage

Section 701.2.1 – added to read as follows, New Building Sewer Required for New Building or Structure A new primary structure or building shall be provided with a new building sewer from the building to the public sewer, if available, or to the septic tank connection

Section 701.2.2 – added to read as follows; Public Sewer Systems Available. A public sewer system shall be considered available to a structure or building when a public sewer main is located with 300 feet of the property line of the building or structure

Section 701.2.3 – added to read as follows; Individual Sewage Disposal Systems prohibited Individual sewage disposal systems shall be prohibited except for single family residents which are located on lots greater than one acre in area and such lot is greater than 300 feet from a public sewer and shall conform to the requirements of the International Private Sewage Disposal Code listed in the referenced standards

Section 701.2.4 – added to read as follows, Minimum size building sewer: The gravity building sewer shall not be less than 6 inches (153mm) in size

TABLE 702.3 is amended to read as follows:

Table 702.3 BUILDING SEWER PIPE

MATERIAL	STANDARD
Cast-iron pipe	ASTM A 74, ASTM A 888, CISPI 301
Concrete pipe	ASTM C 14, ASTM C 76; CSA A257.1M, CSA A257 2M
Copper or copper-alloy tubing (Type K or L)	ASTM B 75, ASTM B 88; ASTM B 251
Polyethylene (PE) plastic pipe (SDR-PR)	ASTM F 714
Polyvinyl chloride (PVC) plastic pipe in IPS diameters, including Schedule 40, DR 22 (PS 200) and DR 24 (PS 140), with a solid, cellular core or composite wall	ASTM D 2665, ASTM F 891, ASTM F 1488
Polyvinyl chloride (PVC) plastic pipe in sewer and drain diameters, including PS 25, PS 50, PS 100, PS 140 and PS 200, with a solid, cellular core or composite wall	ASTM F 891, ASTM F 1488; ASTM D 3034, CSA B182 2, CSA B182.4
Polyvinyl chloride (PVC) plastic pipe with a 3.25-inch O.D. and a solid, cellular core or composite wall	ASTM D 2949, ASTM F 1488
Polyvinylidene fluoride (PVDF) plastic pipe	ASTM F 1673, CSA B181 3
Stainless steel drainage systems, Types 304 and 316L	ASME A112 3.1
Vitrified clay pipe	ASTM C 4, ASTM C 700

Section 705.11.2 –is amended to read as follows Solvent cementing Joint surfaces shall be clean and free from moisture. Clear primer that conforms to ASTM F 656 shall be applied to joints above grade (earth) Purple primer that conforms to ASTM F 656 shall be applied to joints below grade (earth). Solvent cement clear in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2, or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855 Solvent-cemented joints shall be permitted above or below ground.

Section 708.1 is amended to read as follows, Cleanouts required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.11. A yard vent / cleanout shall be installed in other than commercial installations, including repair and replacement.

Section 708.1.5.1 – amended to read as follows; Clean out Size: Cleanouts shall be the same size as the piping served by the cleanout A minimum of one full size 6-inch tee clean out shall be installed between the building exterior wall and the MSD connection for residential buildings.

Section 903.1 is amended to read as follows: Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 12 inches (305 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate 7 feet (2134 mm) above the roof.

Chapter 9 Vents

Section 918.5 is amended to read as follows Access and ventilation. Access shall be provided to all air admittance valves. Such valves shall be installed in a location that allows air to enter the valve. The air admittance valve shall not be installed within a wall cavity.

Chapter 11 Storm Drainage

Section 1102.2 is amended to read as follows: Disposal Rainwater from roofs and storm water from paved areas, yards, courts and courtyards shall conform to the requirements of the City of Kirkwood “Infill Development Storm Water Management” ordinance.

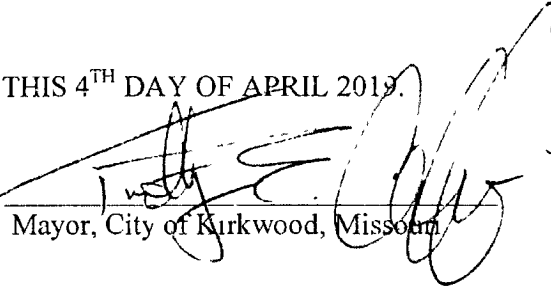
SECTION 5. That nothing in this ordinance or in the code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired or liability incurred, or any cause or causes of action acquired or existing under any act or ordinance hereby repealed, as cited herein; nor shall any just or legal right or remedy or any character be lost, impaired, or affected by this ordinance.

SECTION 6. If any section, subsection, provision, sentence, clause or phrase of this ordinance or of the 2015 International Plumbing Code is for any reasons held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining

portions of this ordinance or of said Code, and the City of Kirkwood hereby declares that it would have passed the same, even though such portion so held to be unconstitutional had not been included therein, and to this end the provisions of this ordinance declared to be severable.

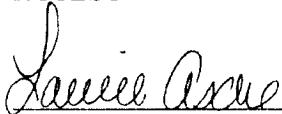
SECTION 7. This ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS 4TH DAY OF APRIL 2019.



Mayor, City of Kirkwood, Missouri

ATTEST



City Clerk
1st Reading March 21, 2019
2nd Reading April 4, 2019