

CITY OF SAN ANSELMO  
ORDINANCE NO. 677

AN ORDINANCE AMENDING TITLE 9 CHAPTER 6 OF THE SAN ANSELMO MUNICIPAL CODE AND ADOPTING UNIFORM PLUMBING CODE 1973 EDITION BY REFERENCE THERETO.

The City Council of the City of San Anselmo does ordain as follows:

Section 1: Section 9-6.101 through and including 9-6.108; 9-6.201 through and including 9-6.210; 9-6.301 through and including 9-6.308; 9-6.401 through and including 9-6.404 are repealed.

Section 2: Section 9-6.101 is hereby added as follows:

9-6.101. Adoption of Uniform Plumbing Code 1973 Edition

The Uniform Plumbing Code 1973 Edition published by the International Association of Plumbing and Mechanical Officials is hereby adopted by reference thereto, subject to any amendments, deletions, or additions thereto as set forth in this Chapter.

Section 3: Section 9-6.102 is hereby added as follows:

9-6.102. Material and Property Standards

The 1973 Edition of the Material and Property Standards of the International Association of Plumbing and Mechanical Officials is hereby adopted by reference thereto.

Section 4: Section 9-6.103 is hereby added as follows:

9-6.103. Administration

(a) Application and Scope

The provisions of this section shall apply to all new construction, relocated buildings, and to any alterations, repairs, or reconstruction, except as provided for otherwise in this chapter.

(b) Administrative Authority and Assistants

Whenever the term "administrative authority" is used in this section it shall be construed to mean the Chief Plumbing Official or his authorized representative.

(c) Assistants

Whenever the term "assistants" is used in this section it shall be construed to mean the Plumbing Official.

(d) Department Having Jurisdiction

The office of the Administrative Authority shall be a part of the Public Works Department.

(e) Duties of the Administrative Authority

The Administrative Authority shall maintain public office hours necessary to efficiently administer the provisions of this section and amendments thereto and shall perform the following duties:

(1) Require submission of, examine and check plans and specifications, drawings, descriptions, and/or diagrams necessary to show clearly the character, kind and extent of work covered by applications for a permit and upon approval thereof shall issue the permit applied for.

(2) Keep a permanent, accurate account of all fees for permits issued and other monies collected and received as provided by this chapter, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location or premises to which they relate.

(3) Administer and enforce the provisions of this chapter in a manner consistent with the intent thereof and shall inspect all plumbing and drainage work authorized by any permit to assure compliance with provisions of this chapter or amendments thereto, approving or condemning said work in whole or in part as conditions require.

(4) Issue upon request a Certificate of Approval for any work approved by him.

(5) Condemn and reject all work done or being done or materials used or being used which do not in all respects comply with the provisions of this chapter and amendments thereto.

(6) Order changes in workmanship and/or materials essential to obtain compliance with all provisions of this chapter.

(7) Investigate any construction or work regulated by this chapter and issue such notices and orders as provided in Sub-section (g).

(8) Keep a complete record of all the essential transactions of his office.

(9) Transfer all fees collected by him to the proper authority to receive such funds.

(10) Maintain an official register of all persons, firms or corporations lawfully entitled to carry on or engage in the business of plumbing or to labor at the trade of plumbing to whom a Plumber's Certificate of Qualification has been issued.

(f) Right of Entry

The Administrative Authority and Assistants shall carry proper credentials of their respective office, upon exhibition of which they shall have the right of entry, during usual business hours, to inspect any and all buildings and premises in the performance of their duties.

(g) Dangerous and Insanitary Construction

(1) Any portion of a plumbing system found by the Administrative Authority to be insanitary as defined herein is hereby declared to be a nuisance.

(2) Whenever brought to the attention of the department having jurisdiction that any insanitary conditions exist or that any construction or work regulated by this chapter is dangerous, unsafe, insanitary, a nuisance or a menace to life, health or property or otherwise in violation of this chapter, the said department may request an investigation by the Administrative Authority who, upon determining such information to be fact, shall order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use or maintenance thereof or to repair, alter, change, remove or demolish same as he may consider necessary for the proper protection of life, health or property and in the case of any gas piping or gas appliance may order any person, firm or corporation, supplying gas to such piping or appliance to discontinue supplying gas thereto until such piping or appliance is made safe to life, health or property.

Every such order shall be in writing, addressed to the owner, agent or person responsible for the premises in which such condition exists and shall specify the date or time for compliance with such order.

(3) Refusal, failure or neglect to comply with any such notice or order shall be considered a violation of this chapter.

(4) When any plumbing system is maintained in violation of this chapter and in violation of any notice issued pursuant to the provisions of this section of where a nuisance exists in any building or on a lot on which a building is situated, the Administrative Authority shall institute any appropriate action or proceeding in any court of competent jurisdiction to prevent, restrain, correct, or abate the violation or nuisance.

(h) Violations and Penalties

Any person, firm or corporation violating any provision of this chapter shall be deemed guilty of a misdemeanor. Each separate day or any portion thereof during which any violation of this chapter occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as herein provided.

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this chapter. No permit presuming to give authority to violate or cancel the provisions of this chapter shall be valid, except insofar as the work or use which it authorized is lawful.

The issuance or granting of a permit or approval of plans shall not prevent the Administrative Authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations being carried on thereunder when in violation of this chapter or of any other ordinance or from revoking any certificate of approval when issued in error.

Every permit issued by the Administrative Authority under the provisions of this chapter shall expire by limitation and become null and void, if the work authorized by such permit is not commenced within sixty (60) days from date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred twenty (120) days. Before such work can be recommenced a new permit shall be first obtained so to do, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made, or will be made in the original plans and specifications for such work; and provided, further, that such suspension or abandonment has not exceeded one (1) year.

(i) Permit Required

(1) It shall be unlawful for any person to install, remove, alter, repair or replace or cause to be installed, removed, altered, repaired or replaced any plumbing, gas or drainage piping work or any fixture or water heating or treating equipment in a building or premises without first obtaining a permit to do such work from the Administrative Authority.

(2) A separate permit shall be obtained for each building or structure.

(3) No person shall allow any other person to do or cause to be done any work under a permit secured by a Permittee except persons in his employ.

(j) Work Not Requiring Permit

No permit shall be required in the case of any repair work as follows: The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any trap, drainpipe, soil, waste or vent pipe be or become defective and it becomes necessary to remove and replace the same with new material in any part or parts, the same shall be considered as such new work and a permit shall be procured and inspection made as hereinbefore provided. No permit shall be required for the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, when such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

(k) To Whom Permits May be Issued

(1) No permit shall be issued to any person to do or cause to be done any work regulated by this chapter, except to a person holding a valid unexpired and unrevoked Plumbing Contractor's Certificate of Qualification or Registration as required by California State Contractor's Law, except when and as otherwise hereinafter provided in this section.

(2) A permit may be issued to a properly licensed person not acting in violation of any current contractor licensing law.

(3) Any permit required by this chapter may be issued to any person to do any work regulated by this chapter in a single-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings in the event that any such person is the bona fide owner of any such dwelling and accessory buildings and quarters, and that the same are occupied by said owner, provided, that said owner shall personally purchase all material and shall personally perform all labor in connection therewith.

(1) Application for Permit

Any person legally entitled to apply for and receive a permit shall make such application on forms provided for that purpose. He shall give a description of the character of the work proposed to be done, and the location, ownership, occupancy and use of the premises in connection therewith. The Administrative Authority may require plans, specifications or drawings and such other information as he may deem necessary.

If the Administrative Authority determines that the plans, specifications, drawings, descriptions or information furnished by the applicant is in compliance with this chapter, he shall issue the permit applied for upon payment of the required fee as hereinafter fixed.

(m) Cost of Permit

Every applicant for a permit to do work regulated by this chapter shall state in writing on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection therewith, together with such information, pertinent thereto as may be required.

Such applicant shall pay for each permit issued at the time of issuance, a fee in accordance with the following schedule, and at the rate provided for each classification shown herein.

Any person who shall commence any work for which a permit is required by this chapter without first having obtained a permit therefor shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by this section for such work, provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the Administrative Authority that such work was urgently necessary and that it was not practical to obtain a permit therefor before the commencement of the work. In all such cases a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, a double fee as herein provided shall be charged.

For the purpose of this sub-section a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture. Fees for reconnection and retest of existing plumbing systems in relocated buildings shall be based on the number of plumbing fixtures, gas systems, water heaters, etc., involved.

When interceptor traps or house trailer site traps are installed at the same time as a building sewer on any lot, no sewer permit shall be required for the connection of any such trap to an appropriate inlet fitting provided in the building sewer by the permittee constructing such sewer.

When a permit has been obtained to connect an existing building or existing work to the public sewer or to connect to a new private disposal facility, backfilling or private sewage disposal facilities abandoned consequent to such connection is included in the building sewer permit.

Schedule of Fees

For issuing each permit . . . . . \$ 2.00  
in addition--

For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefor) . . . . .	1.50
For each building sewer and each trailer park sewer. . . . .	5.00
Rainwater systems -- per drain . . . . .	2.00
For each cesspool. . . . .	5.00
For each private sewage disposal system. . . . .	10.00
For each water heater and/or vent. . . . .	1.50
For each gas piping system of one (1) to five (5) outlets. . . . .	1.50
For each gas piping system of six (6) or more, per outlet . . . . .	.30
For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps. . . . .	1.00
For installation, alteration or repair of water piping and/or water treating equipment. . . . .	1.50
For repair or alteration of drainage or vent piping. . . . .	1.50
For each lawn sprinkler system on any one meter including backflow protection devices therefor . . . . .	2.00
For vacuum breakers or backflow protective devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures including necessary water piping -- one (1) to five (5). . . . .	2.00
Over five (5), each. . . . .	.30

Single and Multifamily Dwellings

For the construction of new single and multifamily dwellings, the following flat rate fee, which includes the fee for issuance of permit, shall be used: One dollar twenty-five cents (\$1.25) per one hundred (100) square feet or fraction thereof of the total living area.

Special Fees

Where more than one re-inspection of any item requiring inspection has to be made because work has not been ready or defects have not been corrected, a fee of \$7.50 will be charged for each additional re-inspection and must be made before final approval of the work. Where any special inspection is requested, such as to determine how an existing structure may be made to conform to present code requirements, or otherwise where no current permit is involved, a charge will be made at the rate of \$7.50 per hour of the inspector's time, including travel time, with a minimum charge of \$5.00.

(n) All Work to be Inspected


All plumbing and drainage systems shall be inspected by the Administrative Authority to insure compliance with all the requirements of this chapter.

(o) Notification

It shall be the duty of the person doing the work authorized by the permit to notify the Administrative Authority orally or in writing, that said work is ready for inspection. Such notification shall be given not less than twenty-four (24) hours before the work is to be inspected.

It shall be the duty of the person doing the work authorized by the permit to make sure that the work will stand the tests prescribed elsewhere in this chapter before giving the above notification.

Dated: October 22, 1974.

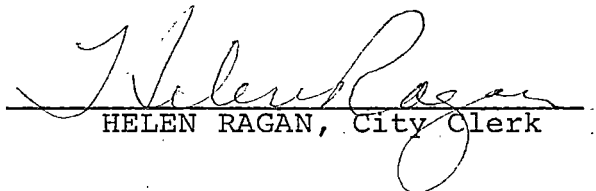
  
MARTIN G. BLINDER, M.D.  
Mayor

ATTEST:

  
HELEN RAGAN, City Clerk

The foregoing ordinance was read and introduced at a regular meeting of the San Anselmo City Council held on October 8, 1974, and was thereafter at a regular meeting of the City Council held on October 22, 1974, duly passed and adopted by the following vote:

AYES: Councilmen Anderson, Capurro, Colteaux, Toal, Blinder  
NOES: Councilmen None  
ABSENT: Councilmen None

  
HELEN RAGAN, City Clerk