ORDINANCE NO. 02-17

AN ORDINANCE ESTABLISHING A PLUMBING CODE FOR THE CITY OF HAYWARD, REGULATING THE CONSTRUCTION, ALTERATION, REPAIR, AND MAINTENANCE OF PLUMBING; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES; AND REPEALING ORDINANCE NO. 99-10 AND ALL AMENDMENTS THERETO

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

SECTION 1. Ordinance No. 99-10 and all amendments thereto, is hereby repealed and in substitution thereof a new Plumbing Code for the City of Hayward is hereby enacted to read as follows:

PLUMBING CODE
OF THE CITY OF HAYWARD

SEC. 1.00 2001 CALIFORNIA PLUMBING CODE, ADOPTION BY REFERENCE. The 2001 California Plumbing Code, adopting the Uniform Plumbing Code, 2000 Edition, and Appendix thereto, published by the International Association of Plumbing and Mechanical Officials, as modified by the California Building Standards Commission and as further modified by the amendments, additions, and deletions set forth herein, is hereby adopted as the Plumbing Code of the City of Hayward.

A copy of such Plumbing Code is on file in the office of the City Clerk, to which reference is hereby made for further particulars. Reference is also made to the State's Matrix Adoption Tables which identify local Building Official's responsibilities to enforce certain amendments.

SEC. 2.00 AMENDMENTS, ADDITIONS AND DELETIONS TO THE UNIFORM PLUMBING CODE. Set forth below are the local amendments, additions, and deletions to the 1998 State Plumbing Code. Chapter and section numbers used herein are those of the State Plumbing Code.

PART I
ADMINISTRATION

SEC. 101.0 TITLE. (Amendment) This ordinance may be cited and shall be known as the "Plumbing Code of the City of Hayward."

Reference is made to Chapter 1 Administration of 2001 California Building Code, which is based on the 1997 Uniform Building Code as published by the International Conference of Building Officials including local amendments

In case of a conflict between administrative requirements of the California Building Code, Chapter 1, and Chapter 1 of the 2001 California Mechanical Code and the Plumbing Code, including local amendments, the most stringent shall govern.

SEC. 102.2 DUTIES AND POWERS OF THE BUILDING OFFICIAL.

(b) RIGHT OF ENTRY. (Amendment) Upon presentation of proper credentials, the Building Official or their duly authorized representative, after having obtained the consent of the owner or occupant, may enter at reasonable times during daylight hours and for probable cause, any structure, building, or premises in the City to perform any duty imposed upon the Building Official by this code.

Except in emergency situations, the Administrative Authority or their duly authorized representative, shall not enter any building, structure, or premises without the consent of the owner or occupant thereof, unless the Administrative Authority possesses an inspection warrant obtained and issued in the manner provided by sections 1822.50 et. seq. of the Code of Civil Procedure of the State of California or any amendments to or replacements thereof.

Except as hereinabove permitted, no person shall hinder or prevent the Administrative Authority or their duly authorized representative, while in the performance of the duties described above, from entering upon and into any building, structure, or premises under this jurisdiction, at all reasonable hours, during daylight hours and for probable cause, for the purpose of inspecting the same to determine whether or not the provisions of this code are observed therein.

SEC. 102.2.7 BUILDING ADVISORY COMMITTEE. (Addition)
In order to review the determinations made by the Building Official relative to the suitability of alternate materials and methods of construction and to make recommendations to the City Council concerning amendments to this or any other applicable code, a Building Advisory Committee consisting of five members qualified by experience and training to pass upon matters pertaining to building construction shall be appointed by the City Manager as the occasion arises.

The Building Official shall be an ex-officio member of the Building Advisory Committee and shall act as secretary. The Building Advisory Committee shall adopt reasonable rules and regulations for conducting its hearings and investigations.

Any person directly affected by a determination of the Building Official relative to the suitability of alternate materials and methods of construction may request a review of the determination by the Building Advisory Committee. The appeal shall be in writing and filed at the office of the Building Official within 30 days of the Building Official's determination. The appellant shall agree to bear the expense of any tests required by the Committee in connection with the appeal. The Committee shall render its findings and decisions to the Building Official with a copy to the appellant. The Committee's decision shall be final.

SEC. 102.3 VIOLATIONS AND PENALTIES.

SEC. 102.3.1 VIOLATIONS. (Amendment) It shall be unlawful for any person, firm, or corporation, whether as owner, lessee, sub-lessee, or occupant, to erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy, or maintain any building or premises, or cause or permit the same to be done contrary to or in violation of the provisions of this code or any order issued by the Building Official hereunder.

SEC. 102.3.2 PENALTIES. Any person, firm, or corporation violating any of the provisions of this code shall be guilty of a criminal offense and subject to the penalties set forth in Chapter 1, Article 3, section 1-3.00 et seq. of the Hayward Municipal Code.

SEC. 103.2 APPLICATION FOR PERMIT.

SEC. 103.2.4. COST OF PERMIT. (Addition) Every applicant for a permit to do work regulated by this code 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, at the time of issuance, a fee in accordance with the applicable fees established by City Council resolution.

EXCEPTION: The Administrative Authority is hereby authorized to waive plumbing permit fees for minor repairs and rehabilitation to single family residences where the applicant's total household income is no more than:

$28,150 per year - 1 person family
$32,150 per year - 2 person family
$36,200 per year - 3 person family
$40,200 per year - 4 person family
$43,400 per year - 5 person family
$46,650 per year - 6 person family
$49,850 per year - 7 person family
$53,000 per year - 8 person family

SEC. 103.3 PERMIT ISSUANCE.

SEC. 103.3.6 TO WHOM PERMIT MAY BE ISSUED. (Addition)

(a) Permits may only be issued to a person holding a valid State of California Plumbing Contractors license except when otherwise provided in this section.

(b) Any permit required by this code may be issued to any person to do any work regulated by this code in a single-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings, provided the applicant is the owner and occupant of such buildings, accessory buildings, or quarters.

103.4 FEES.

SEC. 103.4.1 PERMIT FEES. (Amendment) For the purpose of this 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 reconditioning and retesting of plumbing systems in relocated buildings shall be based on the number of plumbing fixtures, gas systems, water heaters, etc., involved.

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 of private sewage disposal facilities abandoned consequent to such connection is included in the permit.

Permit fees are established by City Council resolution in a Master Fee Schedule and are required to be paid at the time of permit issuance.

SEC. 103. 4.4.1. INVESTIGATION FEES: WORK WITHOUT A PERMIT. (Addition) Such investigation fee shall be a minimum of $86.00, or such other minimum established from time to time by City Council resolution.

TABLE 1-1 (Delete)
PLUMBING PERMIT FEES

(Add) Permit fees are established by the City Council by resolution.

INSTALLATION REQUIREMENTS

CHAPTER 2
DEFINITIONS

SEC. 202.0 DEFINITION OF TERMS.

(c) ADMINISTRATIVE AUTHORITY. (Amendment) "ADMINISTRATIVE AUTHORITY" shall mean the City Building Official of the City of Hayward or his or her duly authorized representative.

CHAPTER 3
GENERAL REGULATIONS

SEC. 301.1.3.1 STANDARDS (add) ABS, PVC and CPVC shall not be considered as approved materials. The gas piping, water piping and piping for DWV shall be of approved materials.

SEC. 316.1.1 THREADED JOINTS. (Amendment) Screwed fittings shall be cast iron, copper, copper alloy, malleable iron, steel, or other approved materials. Threads shall be tapped out of solid metal. ABS and PVC shall not be considered an approved material.

SEC. 316.1.5. Subsection is hereby deleted.

SEC. 316.2 SPECIAL JOINTS. (Amendment)

SEC. 316.2.3 PLASTIC PIPE TO OTHER MATERIALS. When connecting plastic pipe to other types of piping, use only approved types of fittings and adapters designed for the specific transition intended. ABS AND PVC shall not be considered an approved material.

SEC. 316.3 FLANGED FIXTURE CONNECTIONS. (Amendment)

SEC. 316.3.1. Fixture connections between drainage pipes and water closets, floor outlet service sinks, pedestal urinals, and earthenware trap standards shall be made by means of approved brass or iron flanges caulked, soldered, solvent cemented, or screwed to the drainage pipe. The connection shall be bolted with an approved gasket, washer, or setting compound between the earthenware and the connection. The bottom of the flange shall be set on an approved firm base. ABS and PVC shall not be considered an approved material.

CHAPTER 5
WATER HEATERS

SEC. 510.5 PROTECTION FROM DAMAGE. (Addition) All earthquake/seismic restraints shall bear the approval of the State of California Office of State Architect, International Association of Plumbing and Mechanical Officials Certificate of Listing, Underwriters Laboratories, Inc. or any other nationally recognized plumbing agency acceptable to the City Building Official.

CHAPTER 6
WATER SUPPLY AND DISTRIBUTION

SEC. 604.0 MATERIALS. (Amendment)

SEC. 604.1. Water pipe and fittings shall be of brass, copper, cast iron, galvanized malleable iron, galvanized wrought iron, galvanized steel, or other approved materials. CPVC, PB, PE, or PVC water pipe manufactured to recognized standards may be used for cold water irrigation systems outside a building. All materials used in the water supply system, except valves and similar devices, shall be of a like material, except where otherwise approved by the Administrative Authority.

SEC. 604.11 USE OF COPPER TUBING. (Addition) Underground copper tubing installed within a building must be sleeved or double spiral wrapped with minimum 10 mil tape in an approved manner.

SEC. 609.0 INSTALLATION TESTING. UNIONS AND LOCATIONS

SEC. 609.3.1 INSTALLATION. (Amendment)

(1) Ferrous piping shall have a protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and is restricted to those short sections and fittings necessarily stripped for threading. Zinc coating (galvanizing) shall not be deemed adequate protection for piping or fittings. Approved non-ferrous piping shall be sleeved or double spiral wrapped with minimum 10 mil tape in an approved manner.

CHAPTER 7
DRAINAGE SYSTEMS

SEC. 701.0 MATERIALS. (Amendment)

SEC. 701.1. Drainage piping shall be cast iron, galvanized steel, galvanized wrought iron, copper, brass, extra strength vitrified clay pipe, or other approved materials having a smooth and uniform bore. Schedule 40 ABS, DWV, schedule 40 PVC DWV are not approved materials.

SEC. 701.1.2.2. (Delete)

SEC. 701.2. Drainage fittings shall be of cast iron, malleable iron, brass, copper, vitrified clay, or other approved materials having a smooth interior waterway of the same diameter as the piping served and all such fittings shall conform to the type of pipe used. ABS and PVC shall not be an approved material.

SEC. 701.1.3. No vitrified clay pipe or fittings shall be used above ground or where pressurized by a pump or ejector. They shall be kept at least 12 inches (.3 m) below ground (non-traffic areas) and at least 18 inches below grade in vehicular traffic area. ABS and PVC shall not be an approved material.

SEC. 707.0 CLEANOUTS. (Amendment)

SEC. 707.1. Each cleanout fitting for cast iron pipe shall consist of a cast iron or brass body, and an approved plug. Each cleanout for galvanized wrought iron, galvanized steel, copper, or brass pipe shall consist of a brass plug as specified in Table 7-6 or a standard weight brass cap, or other approved materials. Plugs shall have raised square heads or

approved countersunk rectangular slots. Countersink heads shall be used where raised heads may cause a hazard. ABS and PVC shall not be considered an approved material.

CHAPTER 9
VENTS

SEC. 903 MATERIALS. (Amendment)

SEC. 903.1. Vent pipe shall be cast iron, galvanized steel, galvanized wrought iron, copper, brass, or other approved materials. Schedule 40 ABS, DWV, schedule 40 PVC DWV are not approved materials.

SEC. 903.1.2.2. (Delete)

SEC. 903.1.2. ABS and PVC shall not be allowed.

SEC. 903.3. Vent fittings shall be cast iron, galvanized malleable iron or galvanized steel, copper, brass, or other approved materials, except that no galvanized malleable iron or galvanized steel fittings shall be used underground and shall be kept at least six inches (152.4mm) above ground. ABS and PVC shall not be an approved material.

CHAPTER 10
TRAPS

SEC. 1003.1 TRAPS DESCRIBED. (Amendment)

SEC. 1003.1. Each trap, except one for an interceptor or similar device, shall be self-cleaning. Traps for bathtubs, showers, lavatories, sinks, laundry tubs, floor drains, hoppers, urinals, drinking fountains, dental units, and similar fixtures shall be of standard design and weight and shall be of cast brass, cast iron, or other approved material. An exposed and readily accessible drawn brass tubing trap, not less than 17 B & S gauge (0.45") (1. 1-mm) may be used on fixtures discharging domestic sewage but shall exclude urinals. Each trap shall have the manufacturer's name stamped legibly in the metal of the trap and each tubing trap shall have the gauge of the tubing in addition to the manufacturer's name. Every trap shall have a smooth and uniform interior waterway.

APPENDIX D
SIZING STORMWATER DRAINAGE SYSTEM

D1 ROOF DRAINAGE. (Amendment) When required by the Building Code, provide drainage from roof areas, courts and courtyards, vent shafts, light wells, and paved or covered areas to collect storm water and deliver to an approved point of disposal which is not in

conflict with other ordinances or regulations. This appendix provides a design guide for sizing of drainage systems.

The water from the roofs of all buildings shall be conveyed from the roof through downspouts to one or more points where the discharge of water will neither damage structures nor cause soil erosion; and where the grade is such that water may drain under the footings of the building. Drain tile or other approved conduits shall be installed to prevent such damage.

All such water which could flow by gravity over the public right of way or onto adjacent property shall be carried in approved conduits sufficient in size to convey accumulated water, through the curb to the street gutter, as required by City Standard Detail SD-118 or, when required, shall be connected to a storm sewer.

Conduits under the sidewalk, when conducted though the curb, shall be steel or cast iron piping, or other approved material. If grade conditions do not permit gravity flow of such water to the street gutter, an approved storm water disposal system shall be installed.

> EXCEPTION: Conveying of water to an approved disposal area shall not be required in lots where the average natural ground gradient is less than six percent unless otherwise determined by the Administrative Authority to be necessary to protect the property and structures.

Casual water from uncovered paved area shall drain or discharge through the curb face as detailed in City Standard Detail SD-118 into a storm drain or as otherwise approved by the City Engineer, and shall in no case drain over public walks and right of way. For the purpose of this section, casual water shall include all water used to clean vehicles or equipment. Casual water shall not include any water containing detergents, soaps, grease, or any waters discharging from sand and grease interceptors connected to steam cleaners, etc.

ROOF DRAINAGE-ALL OCCUPANCY GROUPS

a .1 (Amendment) Rainwater piping placed within interior of a building or run within a vent or shaft shall be of cast iron, galvanized steel, wrought iron, brass, copper, or other approved materials.

a.1.1 (Amendment) Rainwater piping located on the exterior building shall be not less than 26 gauge galvanized sheet metal or other approved material.

a.1.2 (Amendment) Rainwater piping located underground within a building shall be of service weight cast iron soil pipe, Type DWV copper tube, or other approved materials.

Section 2. In accordance with the provisions of section 620 of the City Charter, this ordinance shall become effective 30 days from and after the date of its adoption.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the 1st day of October, 2002, by Council Member Jimenez.

ADOPTED at a regular meeting of the City Council of the City of Hayward held the 8th day of October, 2002, by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS: Jimenez, Rodriquez, Ward, Dowling, Henson
MAYOR: Cooper

NOES: COUNCIL MEMBERS: Hilson

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

APPROVED: _____
Mayor of the City of Hayward

DATE: October 21, 2002

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

The Daily Review

c/o ANG Newspapers
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Legal No. **155095**

PUBLIC NOTICE OF AN INTRODUCTION OF AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF HAYWARD

AN ORDINANCE ESTABLISHING A PLUMBING CODE FOR THE CITY OF HAYWARD, REGULATING THE CONSTRUCTION, ALTERATION, REPAIR, AND MAINTENANCE OF PLUMBING; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES; AND REPEALING ORDINANCE NO. 99-10 AND ALL AMENDMENTS THERETO

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

SECTION 1. Ordinance No. 99-10 and all amendments thereto, is hereby repealed and in substitution thereof a new Plumbing Code for the City of Hayward is hereby enacted to read as follows:

PLUMBING CODE OF THE CITY OF HAYWARD

SEC. 1.002001 CALIFORNIA PLUMBING CODE, ADOPTION BY REFERENCE.
SEC. 2.00AMENDMENTS, ADDITIONS AND DELETIONS TO THE UNIFORM PLUMBING CODE.
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SEC. 102.2DUTIES AND POWERS OF THE BUILDING OFFICIAL
(b)RIGHT OF ENTRY
SEC. 102.2.7BUILDING ADVISORY COMMITTEE
SEC. 102.3VIOLATIONS AND PENALTIES.
SEC.102.3.1VIOLATIONS
SEC. 102.3.2PENALTIES
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APPENDIX D
SIZING STORMWATER DRAINAGE SYSTEM
D1 ROOF DRAINAGE
ROOF DRAINAGE ALL OCCUPANCY GROUPS
Section 2. This ordinance shall become ef-

PROOF OF PUBLICATION

In the matter of:

PUBLIC NOTICE OF AN INTRODUCTION OF AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF HAYWARD

The undersigned below, deposes and says that he/she was the public Notice Advertising Clerk of the DAILY REVIEW a newspaper of general circulation as defined by Government Code Section 6000 adjucated as such by the Superior Court of the State of California, County of Alameda (Order Nos. 224 933 AND 244 264) which is published and circulated in Eden Township in said county and state seven days a week.

That the

PUBLIC NOTICE

of which the annexed is a printed copy, was published in every issue of the DAILY REVIEW, on the following dates:

OCTOBER 5, 2002

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Hamere Seble

Public Notice Advertising Clerk