

PLUMBING CODE ORDINANCE

ORDINANCE NO. 279

AN ORDINANCE ADOPTING THE BOCA BASIC PLUMBING CODE; REGULATING THE DESIGN AND INSTALLATION OF PLUMBING SYSTEMS, INCLUDING SANITARY AND STORM DRAINAGE, SANITARY FACILITIES, WATER SUPPLIES, STORM WATER, AND SEWAGE DISPOSAL IN BUILDINGS AND STRUCTURES, REQUIRING PERMITS FOR THE INSTALLATION AND OPERATION OF PLUMBING SYSTEMS.

BE IT ORDAINED AND ENACTED by the Council of the Borough of \_\_\_\_\_ County, Pennsylvania (hereinafter called the Municipality)

SECTION 1. ADOPTION OF PLUMBING CODE

- 1.1 BOCA Basic Plumbing Code—There is hereby adopted in its entirety by the Municipality, copies of which are on file in the office of the Municipality, that certain Plumbing Code known as the "BOCA Basic Plumbing Code, 1975 Edition" as amended through the effective date of adoption of this Ordinance, as published by the Building Officials and Code Administrators International, Inc., save and except such portions as are hereinafter deleted, modified, or amended.
- 1.2 Application—The provisions set forth in this Ordinance and in the BOCA Basic Plumbing Code adopted herein, shall take effect thirty-one (31) days from the date of enactment of this ordinance or any amendment thereto, and shall apply throughout the entire Municipality.

SECTION 2. ADMINISTRATION AND ENFORCEMENT

- 2.1 Office of Code Enforcement—All of the provisions of the Code Enforcement Ordinance of the Municipality are hereby adopted with this Ordinance. The administration and enforcement of this Ordinance and of the BOCA Basic Plumbing Code herein adopted shall be carried out by the Office of Code Enforcement of the Municipality, in accordance with the procedures established by the Code Enforcement Ordinance of the Municipality and by the BOCA Basic Plumbing Code herein adopted. Said Code Enforcement Ordinance provides for certain powers and duties of a Code Enforcement Officer, for the creation of a Code Hearing Board, and for procedures relative to applications, fees, permits, inspections, appeals, penalties, and other matters. The term "Administrative Authority" as used in the BOCA Basic Plumbing Code herein adopted shall mean "Code Enforcement Officer and/or Office of Code Enforcement", as used in the Code Enforcement Ordinance of the Municipality referred to above.
- 2.2 Permit for Plumbing Work—A permit shall be required for plumbing work in accordance with the provisions of this Ordinance, the BOCA Basic Plumbing Code herein adopted, and the Code Enforcement Ordinance of the Municipality.

SECTION 3. MODIFICATIONS MADE IN BOCA BASIC PLUMBING CODE

- 3.1 Deletions—The following sections of the BOCA Basic Plumbing Code are hereby deleted in their entirety:
  - a. P-102.0 Effective Date
  - b. P-111.5 Time Limitation on Permits
  - c. P-113.0 Fees
  - d. P-115.0 Credentials Required

e. P-117.0 Violations

f. Article 15 Individual Sewage Disposal System

3.2 Amendments--The following sections of the BOCA Basic Plumbing Code are hereby amended to read as follows:

- a. P-308.2 Public Systems Available--A public water supply system and/or public sewer system shall be deemed available to the premises used for human occupancy if such premises are within 200 feet, measured along the street, alley, or easement, of the public water supply or sewer system and a connection conforming with the standards set forth in this Code may be made thereto.
- b. P-313.3 Freezing--Water service piping and sewers shall be installed three (3) feet below the surface. Plumbing piping in interior walls shall be adequately protected against freezing by insulation or heat or both.

3.3 Additions--The following new sections shall be added to the BOCA Basic Plumbing Code herein adopted:

- a. P-118.0 Regulation of Plumbers--No person, firm, or corporation shall engage in the practice of plumbing within the Municipality unless excepted by this Ordinance unless technically qualified to perform such plumbing activities in a competent manner. Such technical qualification shall be demonstrated by the person, firm, or corporation by the submittal of the following information of the Code Enforcement Officer:

- A statement describing the training course or courses satisfactorily completed.
- A statement adequately describing the work experience of the person, firm, or corporation.
- A statement describing any plumbing licenses received from the State, County, or any other Municipality.

Such application shall be reviewed and, if deemed necessary, investigated by the Code Enforcement Officer and a recommendation for the approval or disapproval of said application shall be made to the Code Hearing Board. Said Board shall make the final determination on the technical qualifications and competence of the applicant.

The above provisions for the regulation of plumbers shall not apply to any person who applies for a permit to do any work regulated by this Code in a single or two family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such dwelling, provided the person is the bona fide owner of such dwelling and that the same will be occupied by said owner and that said owner shall personally purchase all material and perform or supervise all labor in connection therewith. Such exception to the provisions of the regulations shall not apply in cases involving the connection of water and sewer mains.

- b. P-801.2 Existing drainage nuisances--Any surface or roof drainage which creates a structural or health hazard, or any other nuisance to the owners or occupants of adjacent premises, or to the public by reason of discharge into, onto or across any adjacent building, premises or public thoroughfare, shall be abated by the owners of the improperly drained area; and the administrative authority shall require the drainage to be disposed of in accordance with the provisions of SECTIONS P-801.1 through P-801.9.

P-801.3 Dry Well Required--When necessary, a dry well shall be provided to receive the drainage from roofs, basements or areaways.

P-801.4 Small Dry Wells--For small dry wells, handling a limited quantity of water, the pit may consist of a three (3) foot length of eighteen (18) inch diameter vitrified clay or cement pipe, filled with crushed rock or stone.

P-801.5 Large Dry Wells--For large dry wells, except as provided in SECTION P-801.8, the pit shall be lined with stone, brick, or concrete blocks laid up dry with open joints that are backed up with at least three (3) inches of coarse gravel. The joints above the inlet shall be sealed with cement mortar. It is customary to draw in the upper section of the lining.

P-801.6 Dry Well Covers--A reinforced concrete cover shall be provided, preferably to within eight (8) inches of finished grade. If the cover is over thirty (30) inches square, it shall have an access manhole or a sectional cover.

P-801.7 Bottom of Dry Well--The bottom of the pit shall be filled with coarse gravel to a depth of one (1) foot.

P-801.8 Trees--When the dry well is located in close proximity to trees, it need not be lined as indicated in SECTION P-801.5. Instead, it may be filled with loose rock.

P-801.9 Size of Dry Well--The dry well shall be sized to receive storm runoff volumes in accordance with the provisions of SECTION P-803.0.

- c. P-918.0 Special Venting for Island Fixtures--Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain.

The returned vent shall be connected to the horizontal drain through a Y-branch fitting and shall in addition be provided with a foot vent taken off the vertical fixture vent by means of a Y-branch immediately below the floor and extending to the nearest partition and thence through the roof to the open air or may be connected to other vents at a point not less than six (6) inches above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter ( $\frac{1}{4}$ ) inch per foot back to the drain shall be maintained. The return bend used under the drainboard shall be a one piece fitting or an assembly of a forty-five (45) degree, a ninety (90) degree, and a forty-five (45) degree elbow in the order named. Pipe sizing shall be as elsewhere required in this code.

SECTION 4. GENERAL PROVISIONS

- 4.1 Saving Clause—Nothing in this Ordinance or in the BOCA Basic Plumbing Code herein adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action accrued or existing, under any act or ordinance repealed hereby. No right or remedy of any character shall be lost, impaired, or affected by this Ordinance.
- 4.2 Validity--The invalidity of any section or provision of this Ordinance or of the BOCA Basic Plumbing Code herein adopted shall not invalidate other sections or provisions thereof.
- 4.3 Conflict of Ordinances—Any ordinance or part of ordinance except as otherwise herein provided conflicting with the provisions of this Ordinance be, and the same is hereby repealed insofar as the same affects this Ordinance.
- 4.4 Short Title--This Ordinance, together with the BOCA Basic Plumbing Code adopted herein shall be known and may be cited as the "Plumbing Code of the Municipality."

ORDAINED AND ENACTED into a law this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

MUNICIPALITY

\_\_\_\_\_  
BY:

ATTEST:

BY: \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
BY: