ORDINANCE NO. 1872

AN ORDINANCE of the City of Kent, Washington, adopting by reference the Uniform Plumbing Code - 1973 Edition, with certain additions thereto; providing for filing of three (3) copies thereof with the Kent City Clerk; and providing penalties for the violation thereof.

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. There is hereby adopted by reference upon the effective date of this Ordinance and upon the filing of three (3) copies thereof with the Kent City Clerk, that certain Code known as Uniform Plumbing Code - 1973 Edition together with certain additions thereto as set forth hereafter.

Section 2. ADMINISTRATION

A. Application and Scope.

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

B. Administrative Authority and Assistance.

Whenever the term "administrative authority" is used in this code, it shall be construed to mean the Building Official of the City of Kent or his authorized representative. Whenever the term "assistance" is used in this code, it shall be construed to mean the Building Inspectors of the City of Kent.

C. Department Having Jurisdiction.

Unless otherwise provided for by law, the office of the Administrative Authority shall be a part of the Building Department of the City of Kent.

D. Duties of the Administrative Authority.
The Administrative Authority shall maintain public office hours necessary to efficiently administer the provisions of this code 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 permits issued, together with the location or premises to which they relate.

(3) Administer and enforce the provisions of this code 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 code or amendments thereto, approving or condemning said work in whole or in part as conditions require.

(4) 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 code and amendments thereto.

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

(6) Investigate any construction or work regulated by this code and issue such notices and orders as provided in Sub-Section F of this Section.

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

E. 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.

F. 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 code is dangerous, unsafe, insanitary, a nuisance or a menace to life, health or property or otherwise in violation of this code, 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 code.

(4) When any plumbing system is maintained in violation of this code 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.

Section 3. PERMITS.
A. 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.
Section 3. PERMITS. (con't)

A. Permit Required (con't)

(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.

B. 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.

C. To Whom Permits May Be Issued

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

D. 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 code, he shall issue the permit applied for upon payment of the required fee as hereinafter fixed.

E. Cost of Permit.

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.
Section 3. PERMITS. (con't)

E. Cost of Permit. (con't)

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 code 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 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 connections of any such trap to an appropriate inlet fitting provided in the building sewer by the permittee constructing such sewer.

Schedule of Fees

For issuing each permit ----------------- $ 3.00

In addition -

For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefor)---------- 2.00

For each gas piping system of one (1) to five (5) outlets ------------------ 2.50

For each gas piping system of six (6) or more, per outlet -----------------.50

For installation, alteration or repair of water piping and/or water treating equipment ------------------------------- 2.00

For repair or alteration of drainage or vent piping ----------------------- 2.00

For each lawn sprinkler system on any one meter including backflow protection devices therefor --------------------- 5.00
Schedule of Fees (con't)

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) ------------------- $5.00

Over five (5), each --------------------- .50

F. Expiration of Permit - Failing to Commence or Abandoning Work.

Every permit issued by the Administrative Authority under the provisions of this code shall expire by limitation and become null and void, if the work authorized by such permit is not commenced within one hundred twenty (120) 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.

Section 4. INSPECTIONS.

A. 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 code.

B. 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 code, before giving the above notification.

Section 5. PENALTIES.

Any person, firm or corporation violating any provision of this code shall be deemed guilty of a misdemeanor and upon conviction thereof shall be
Section 5. PENALTIES. (con't)

punishable by a fine of not to exceed five hundred (500) dollars or by imprisonment in the City Jail for not to exceed six (6) months, or by both fine and imprisonment. Each separate day or any portion thereof during which any violation of this code occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as herein provided.

Section 6. SEVERABILITY.

If any Section, Sub-section, sentence, clause, phrase, or portion of this Code is for any reason held to be invalid or unconstitutional by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Code.

Section 7. This Ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

ISABEL HOGAN, MAYOR

ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

DONALD E. MIRK, CITY ATTORNEY

PASSED the ___ day of May, 1974.
APPROVED the ___ day of May, 1974.
PUBLISHED the ___ day of May, 1974.

I hereby certify that this is a true copy of Ordinance No. 1872, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

MARIE JENSEN, CITY CLERK
(SEAL)