

PLUMBING CODE

St. Charles County adopted the 2015 International Codes with amendments, which will go into effect on Monday, August 14, 2017. All building permit applications received on or after that date will be required to meet the newly adopted code.

Below are the amendments to the adopted code:

ARTICLE VIII: PLUMBING CODE

Section 500.280. Adoption of Plumbing Code of St. Charles County.

- A. St. Charles County hereby adopts the 2015 International Plumbing Code, a copy of which shall be deposited in the Office of the County Registrar with this ordinance, with the following amendments by additions, insertions, deletions and changes to read as follows:

(CHAPTER 1 ADMINISTRATION)

(SECTION 101 GENERAL)

101.1 Title. These regulations shall be known as the Plumbing Code of **St. Charles County** ~~[[NAME OF JURISDICTION]]~~, hereinafter referred to as "this code."

(SECTION 103 DEPARTMENT OF PLUMBING INSPECTION)

103.1 General. **The Division of Building and Code Enforcement of the Department of Community Development shall be the enforcement agency for this Code and the Division's director shall be the building official or code official referred to in this Code.** ~~[The department of plumbing inspection is hereby created and the executive official in charge thereof shall be known as the code official.]~~

103.2 Appointment. The code official shall be appointed **as provided by ordinance** [~~by the chief appointing authority of the jurisdiction~~].

(SECTION 106 PERMITS)

106.3.1 Construction documents. Construction documents, engineering calculations, diagrams and other data shall be submitted **as required by the code official** [~~in two or more sets~~] with each application for a permit. The code official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional where required by state law. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code. Construction documents for buildings more than two stories in height shall indicate where penetrations will be made for mechanical systems, and the materials and methods for maintaining required structural safety, fire resistance rating and fireblocking.

Exception:

The code official shall have the authority to waive the submission of construction documents, calculations or other data if the nature of the work applied for is such that reviewing of construction documents is not necessary to determine compliance with this code.

106.5.3 Expiration. **All permits for work under the scope of this code shall comply with Section 105.5 Expiration of the Building Code of St. Charles County.** [~~Every permit issued by the code official 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 180 days from the 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 180 days. Before such work recommences, a new permit shall be first obtained and the fee therefor shall be one-half the amount required for a new permit for such work, provided that changes have not been made and will not be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year.~~]

106.6.1 Work commencing before permit issuance. Any person who commences any work on a plumbing system before obtaining the necessary permits shall be subject to an additional fee of two hundred fifty dollars (\$250.00) [~~100 percent of the usual permit fee~~] in addition to the required permit fees.

106.6.2 Fee schedule. The fees for plumbing work shall be **as set forth by the Ordinances of St. Charles County, Missouri.** [~~as indicated in the following schedule.~~

[~~JURISDICTION TO INSERT APPROPRIATE SCHEDULE~~]

106.6.3 Fee refunds. **The code official is authorized to establish a refund policy.** [~~The code official shall authorize the refunding of fees as follows.~~

- ~~1. The full amount of any fee paid hereunder which was erroneously paid or collected.~~
- ~~2. Not more than [SPECIFY PERCENTAGE] percent of the permit fee paid where work has not been done under a permit issued in accordance with this code.~~
- ~~3. Not more than [SPECIFY PERCENTAGE] percent of the plan review fee paid where an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.~~

~~The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.]~~

106.90 Electronic submission. Where design documents including, but not limited to, plot plans, site plans, design drawings, specifications, etc. are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review. Where design documents were originally prepared on paper and are submitted in a paper form, the building official is authorized to charge a fee for converting those drawings

to PDF equal to the cost incurred by County staff recreating the document and not to exceed more than one (1) dollar per page.

Exception:

Where submittal documents were originally prepared by hand and are 11 inches by 17 inches or less, the fee for document conversion shall not be charged.

(SECTION 107 INSPECTIONS AND TESTING)

107.90 Workmanship. All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this code, per industry standards, and in accordance with the manufacturer's installation instructions.

(SECTION 108 VIOLATIONS)

108.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, **shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than five hundred (\$500.00) dollars, and each day's continuance of a violation shall be deemed a separate offense** [~~shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~]

108.5 Stop work orders. Upon notice from the code official that mechanical work is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person doing the work. The notice shall state the conditions under which work is

authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of **up to two hundred fifty dollars (\$250.00)**. [~~not less than [AMOUNT] dollars or more than [AMOUNT] dollars.~~]

(SECTION 109 MEANS OF APPEALS)

109.1 Application for appeal. **For the purposes of this code, all appeals shall be in accordance with the procedure established for the Building Code of St. Charles County, Missouri, in Section 113 of 500.010.** [~~Any person shall have the right to appeal a decision of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served.~~]

109.2 Membership of board. *Delete in its entirety.*

109.2.1 Qualifications. *Delete in its entirety.*

109.2.2 Alternate members. *Delete in its entirety.*

109.2.3 Chairman. *Delete in its entirety.*

109.2.4 Disqualification of member. *Delete in its entirety.*

109.2.5 Secretary. *Delete in its entirety.*

109.2.6 Compensation of members. *Delete in its entirety.*

109.3 Notice of meeting. *Delete in its entirety.*

109.4 Open hearing. *Delete in its entirety.*

109.4.1 Procedure. *Delete in its entirety.*

109.5 Postponed hearing. *Delete in its entirety.*

109.6 Board decision. *Delete in its entirety.*

109.6.1 Resolution. *Delete in its entirety.*

109.6.2 Administration. *Delete in its entirety.*

109.7 Court review. *Delete in its entirety.*

(CHAPTER 3 GENERAL REQUIREMENTS)

(SECTION 305 PROTECTION OF PIPES AND PLUMBING SYSTEM COMPONENTS)

305.4.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of **18 inches (457 mm)** ~~[[NUMBER] inches (mm)]~~ below finished grade at the point of septic tank connection. Building sewers shall be a minimum of **30 inches (762 mm)** ~~[36 inches (915 mm)]~~ ~~[[NUMBER] inches (mm)]~~ below grade.

(CHAPTER 4 FIXTURES, FAUCETS, AND FIXTURE FITTINGS)

(SECTION 403 MINIMUM PLUMBING FACILITIES)

403.3 Required public toilet facilities. Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization.

The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 403 for all users. Employees shall be provided

with toilet facilities in all occupancies. Employee toilet facilities shall be either separate or combined employee and public toilet facilities.

Exception:

Public toilet facilities shall not be required in:

1. Open or enclosed parking garages where there are no parking attendants.
2. Structures and tenant spaces intended for quick transactions, including takeout, pickup and dropoff, having a public access area less than or equal to 300 square feet (28 m²).
3. **Customer facilities, other than gas or filling stations, with a customer occupancy load of fifteen (15) or less and which do not serve food or beverages.**

(CHAPTER 6 WATER SUPPLY AND DISTRIBUTION)

(SECTION 602 WATER REQUIRED)

602.2 Potable water required. Only potable water shall be supplied to plumbing fixtures that provide water for drinking, bathing or culinary purposes, or for the processing of food, medical or pharmaceutical products. Unless otherwise provided in this code, potable water shall be supplied to all plumbing fixtures. **The water distribution system of any building in which plumbing fixtures are installed shall connect to a potable public water supply, if available. A potable public water supply shall be considered available when the nearest property line is located within two hundred (200) feet of a potable public water main. When a potable public water supply is not available, an individual water supply shall be provided.**

(SECTION 604 DESIGN OF BUILDING WATER DISTRIBUTION SYSTEM)

604.9 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. **Water-hammer arresters shall be required for dishwashers, clothes washers and for each bathroom group, unless otherwise approved.** Water-hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

(SECTION 608 PROTECTION OF POTABLE WATER SUPPLY)

608.16.6 Connections subject to backpressure. Where a potable water connection is made to a nonpotable line, fixture, tank, vat, pump or other equipment subject to high hazard backpressure, the potable water connection shall be protected by a reduced pressure principle backflow prevention assembly. **All reduced pressure backflow devices and check assemblies shall be registered and tested annually by a certified individual as authorized by the State of Missouri.**

(CHAPTER 7 SANITARY DRAINAGE)

(SECTION 701 GENERAL)

701.2 Sewer required. **The sanitary drainage system of any building in which plumbing fixtures are installed shall connect to a public sewer, if available. A public sewer shall be considered available when the nearest property line is located within two hundred (200) feet of a public sewer. When a public sewer is not available, the sanitary drainage shall be connected to an approved private sewage disposal system. All private sewage disposal systems shall be maintained and function without any ground surface discharge.** [~~Buildings in which plumbing fixtures are installed and premises having drainage piping shall be connected to a public sewer, where available, or an approved private sewage disposal system in accordance with the International Private Sewage Disposal Code.~~]

(SECTION 706 CONNECTIONS BETWEEN DRAINAGE PIPING AND FITTINGS)

706.3 Installation of fittings. Fittings shall be installed to guide sewage and waste in the direction of flow. Change in direction shall be made by fittings installed in accordance

with Table 706.3. Change in direction by combination fittings, side inlets or increasers shall be installed in accordance with Table 706.3 based on the pattern of flow created by the fitting. Double sanitary tee patterns shall not receive the discharge of back-to-back water closets and fixtures or appliances with pumping action discharge.

Exception: Back-to-back water closet connections to double sanitary tees shall be permitted where **discharge is received by gravity flow.** [~~the horizontal developed~~]

length between the outlet of the water closet and the connection to the double sanitary tee pattern is 18 inches (457 mm) or greater.]

(SECTION 708 CLEANOUTS)

~~[708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet (3048 mm) of the developed length of piping upstream of the junction. For the requirements of this section, the removal of the water closet shall not be required to provide cleanout access.]~~

(CHAPTER 9 VENTS)

(SECTION 903 VENT TERMINALS)

903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than **12 inches (305 mm)** ~~[[NUMBER] inches (mm)]~~ a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

(SECTION 905 VENT CONNECTIONS AND GRADES)

905.1 Connection. Individual, branch and circuit vents shall connect to a vent stack, stack vent, air admittance valve or extend to the open air. **All vents one and one-half (1½) inches in diameter shall be increased to two (2) inches in diameter, a distance of two (2) feet prior to the roof penetration.**