

(O-90-111)

ORDINANCE NUMBER O-17472 (NEW SERIES)

ADOPTED ON MAY 29 1990

AN ORDINANCE AMENDING CHAPTER IX, ARTICLE 3, RELATING TO THE PLUMBING AND MECHANICAL CODES, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING THE TITLE TO CHAPTER IX, ARTICLE 3, BY REPEALING SECTIONS 93.00.0002, 93.00.0003, 93.00.0004, 93.00.0005, 93.00.0201, 93.00.0313, 93.00.0403, 93.00.0409(a), 93.00.0912, 93.00.1007(e), 93.00.1206(c), 93.0404, 93.1705, 93.1706, 93.1707, 93.1708, 93.1709, 93.1710, 93.1711, 93.1712 AND 93.1714, BY AMENDING SECTIONS 93.0110, 93.0111 AND 93.0112, BY AMENDING AND RENUMBERING SECTIONS 93.00.0000, 93.0102, 93.0103, 93.00.0001, 93.0105, 93.0106, 93.0107, 93.0108, 93.00.1010, 93.0301.1, 93.0302, 93.0302.1, 93.0304, 93.0304.1, 93.0113, 93.0405, 93.0401.1, 93.0401.3, 93.0114 AND 93.0115, BY ADDING A NEW SECTION 93.0102, BY AMENDING THE TITLE TO DIVISION 2 AND DIVISION 5, BY ADDING DIVISION 6, SECTIONS 93.0601 AND 93.0602, AND BY REPEALING THE TITLE TO DIVISION 17.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter IX, Article 3, of the San Diego Municipal Code be and the same is hereby amended by amending the title of Article 3 to read as follows:

ARTICLE 3

PLUMBING AND MECHANICAL CODES

Section 2. That Chapter IX, Article 3, of the San Diego Municipal Code be and the same is hereby amended by repealing the following sections:

- SEC. 93.00.0002 UNIFORM PLUMBING CODE ADOPTED
- SEC. 93.00.0003 UNIFORM MECHANICAL CODE ADOPTED
- SEC. 93.00.0004 SECTIONS OF THE UNIFORM PLUMBING CODE NOT ADOPTED
- SEC. 93.00.0005 NUMERICAL EXPLANATION OF THE UNIFORM PLUMBING CODE AND UNIFORM MECHANICAL CODES
- SEC. 93.00.0201 MINIMUM STANDARDS
- SEC. 93.00.0313 INDEPENDENT SYSTEMS
- SEC. 93.00.0403 SIZE OF DRAINAGE PIPING (TABLE 4-1)
- SEC. 93.00.0409 (a) DRAINAGE OF FIXTURES LOCATED BELOW THE NEXT UPSTREAM MANHOLE OR BELOW THE MAIN SEWER LEVEL
- SEC. 93.00.0912 TOILET ROOM REQUIREMENTS -- DRAINS
- SEC. 93.00.1007 (e) WATER PRESSURE, PRESSURE REGULATORS AND PRESSURE RELIEF VALVES
- SEC. 93.00.1206 (c) INSPECTIONS
- SEC. 93.0404 VIOLATIONS AND PENALTIES
- SEC. 93.1705 CONSTRUCTION OF HOUSE SEWER
- SEC. 93.1706 TYPE OF SUBSURFACE DISPOSAL SYSTEM REQUIRED
- SEC. 93.1707 MINIMUM REQUIREMENTS FOR SEPTIC TANKS FOR ONE-FAMILY AND TWO-FAMILY RESIDENCES OR SMALL INSTITUTIONS OR INDUSTRIES WHERE USED BY NOT MORE THAN TEN (10) PERSONS
- SEC. 93.1708 MINIMUM REQUIREMENTS FOR DISTRIBUTION BOX
- SEC. 93.1709 MINIMUM REQUIREMENTS FOR DISPOSAL LINES

- SEC. 93.1710 SUBSTITUTION OF CESSPOOL FOR TILE SYSTEM UPON APPROVAL OF DIRECTOR
- SEC. 93.1711 MINIMUM REQUIREMENTS FOR CESSPOOLS
- SEC. 93.1712 MINIMUM STANDARDS APPLICABLE TO SYSTEMS SERVING ONE-FAMILY OR TWO-FAMILY RESIDENCES OR SMALL INSTITUTIONS OR INDUSTRIES WHERE USED BY NOT MORE THAN TEN (10) PERSONS
- SEC. 93.1714 PROVISIONS NOT TO BE CONSTRUED TO PREVENT THE DIRECTOR FROM IMPOSING ADDITIONAL REQUIREMENTS

Section 3. That Chapter IX, Article 3, Division 1, of the San Diego Municipal Code be and the same is hereby amended by renumbering Section 93.00.0000 to Section 93.0101 and amending it to read as follows:

SEC. 93.0101 PURPOSE, INTENT AND SCOPE

It is the purpose and intent of this Article to reduce hazards to life and property from the use of plumbing, heating, ventilation, air conditioning and refrigeration systems and appliances.

Consistent with the above safeguards, it is intended and encouraged that these systems and appliances, together with their installation, quality, materials, maintenance, repair, assembly and manufacture, be such as to provide a high degree of comfort, convenience and service to the users, and at the same time to reduce the cost of housing for the people of the City of San Diego.

The requirements of this Article shall apply to all privately owned plumbing and mechanical installations except

such installations in hospital buildings as defined in Section 15026 of Division 12.5 of the California Health and Safety Code.

If any portion of this Article 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 portion of this Article.

Section 4. That Chapter IX, Article 3, Division 1, of the San Diego Municipal Code be and the same is hereby amended by adding a new Section 93.0102 to read as follows:

SEC. 93.0102 ADOPTION OF MODEL CODES

(a) Uniform Plumbing Code Adopted

The Uniform Plumbing Code, 1988 Edition, published by the International Association of Plumbing and Mechanical Officials, one (1) printed copy of which is on file in the office of the City Clerk as Document No. 769720, excluding Part 1 - Administration, Sections 401 and 503, and Appendices C through I, is hereby adopted as a part of the Municipal Code of the City of San Diego as though fully set out herein. (Note: See Chapter IX, Article 3, Division 6 for local amendments.)

(b) Uniform Mechanical Code Adopted

The Uniform Mechanical Code, 1988 Edition, published by the International Association of Plumbing and Mechanical

Officials, excluding Chapters 1, 2, and 3, one (1) printed copy of which is on file in the office of the City Clerk as Document No. 769721, is hereby adopted as a part of the Municipal Code of the City of San Diego as though fully set out herein.

Section 5. That Chapter IX, Article 3, Division 1, of the San Diego Municipal Code be and the same is hereby amended by renumbering Section 93.0102 to Section 93.0103, Section 93.0103 to Section 93.0104, Section 93.00.0001 to Section 93.0105, Section 93.0105 to Section 93.0106, Section 93.0106 to Section 93.0107, Section 93.0107 to Section 93.0108 and Section 93.0108 to Section 93.0109, and amending them to read as follows:

SEC. 93.0103 DUTIES OF DIRECTOR OF BUILDING INSPECTION

It shall be the duty of the Director of Building Inspection to enforce the provisions of this Article. The Director of Building Inspection is also referred to as the Building Official, or Administrative Authority. If the Building Official is satisfied that the work described in an application for permit and the plans filed therewith conform to the requirements of this Article, other pertinent laws and ordinances and that the fee specified in Division 4 of this Article has been paid, he shall issue the appropriate permit to the applicant. The Building Official shall make inspections and reinspections of all such installations. He

shall keep complete records of all permits issued, inspections, and reinspections made.

SEC. 93.0104 AUTHORITY OF BUILDING OFFICIAL

(a) The Building Official shall have the right during reasonable hours or at any time when extreme danger exists to enter any building in the discharge of his official duties or for the purpose of making an inspection, reinspection, or test of the plumbing, heating, ventilation, air conditioning, and refrigeration installations, devices, fixtures, appliances, and equipment contained therein. The Building Official shall have the authority to cut or disconnect any installations in cases of emergencies where necessary to safety of life or protection of property or where such installations may interfere with the work of the Fire Department. The Building Official is hereby authorized to disconnect or order discontinuance or removal of such installations, fixtures, devices, appliances, or equipment found to be dangerous to life or property because they are defective, defectively installed, or installed in violation of this Article.

(b) The Building Official may delegate any of his powers or duties to any of his assistants.

(c) The Building Official has the authority to withhold permission to install gas meters for any building until such building is approved for occupancy.

SEC. 93.0105 STANDARDS FOR INSTALLATION AND MATERIALS

All installations and materials shall be in conformity with the provisions of this Article and with approved standards of safety as to life and property. The disposal of the effluent must be in accordance with the requirements of this Municipal Code and other applicable law and meet with the approval of the Director of Public Health. Private sewage disposal systems must be approved and inspected by the Director of Public Health as provided in this Municipal Code, Chapter IV, Article 2, Division 2.

SEC. 93.0106 ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION

The provisions of this Article are not intended to prevent the use of any material or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.

The Building Official may approve any such alternate provided he finds that the material, method, or work offered is, for the purpose intended, at least the equivalent of the requirements of this Article in quality, strength, effectiveness, durability, and safety.

The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of such materials, methods, or work.

It is desired and encouraged that alternate material, methods and workmanship be sought, developed and approved which are reasonably acceptable in meeting the above safeguards but which are less expensive and would thereby help to reduce cost of housing to the people of San Diego.

SEC. 93.0107 APPEALS

When a question involving the interpretation of the intent and purposes of any provision of this Article or the usage of alternate materials and types of construction is presented to the Building Official, he may request the Board of Appeals and Advisors to investigate such matters.

SEC. 93.0108 RESPONSIBILITY

The requirements of this Article shall not be construed to relieve from or lessen the responsibility of any party owning, operating, controlling, or installing any plumbing, heating, ventilation, air conditioning, and refrigeration installation, fixtures, devices, or materials, for damage to person or property caused by any defect therein; nor shall the City of San Diego or any officer or employee thereof enforcing this Article be held as assuming any such liability by reason of any act required or by an act or omission in the discharge of his duties, or by reason of any validly issued certificate of inspection.

SEC. 93.0109 PROHIBITIONS

No person, firm, or corporation shall erect, install, alter, repair, relocate, add to, replace, use, or maintain plumbing heating, ventilating, comfort cooling, or refrigeration equipment in the jurisdiction, or cause the same to be done, contrary to or in violation of any of the provisions of this Article. Maintenance of equipment which was unlawful at the time it was installed shall constitute a continuing violation of this Article. Existing plumbing, heating, ventilating, comfort cooling, and refrigeration equipment, however, shall be deemed to have conformed with applicable law in effect at the time of installation if currently in good and safe condition and working properly. Such existing equipment may be used in connection with alterations or repairs if it has been properly maintained in good condition.

Section 6. That Chapter IX, Article 3, Division 1, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 93.0110, 93.0111 and 93.0112 to read as follows:

SEC. 93.0110 DEPARTMENT OF BUILDING INSPECTION -- AUTHORITY TO ABATE DANGEROUS BUILDINGS

When any building or premises have been inspected by the Building Inspection Department and the new or existing plumbing, heating, ventilation, air conditioning, or

refrigeration is found to be defective, hazardous, or in violation of the provisions of this Article, notice to that effect shall be served upon the owner or his agent, and the said notice shall specify the character of repairs and alterations or improvements to be made. If such repairs and alterations, as specified in said notice, are not commenced in good faith within five (5) days from the date of the service of such notice and completed within the time specified therein, the Building Inspection Department may make a determination that the property is unsanitary, hazardous, and unfit for human habitation, and its occupancy thereafter is prohibited.

EXCEPTION: Plumbing, heating, ventilating, air conditioning, or refrigeration, or other heat producing appliances lawfully installed prior to the effective date of this ordinance may have their existing use, maintenance, or repair continued if the use, maintenance, or repair is in accordance with the original design and location, if not deemed by the Building Official to be hazardous to life, limb, or property.

SEC. 93.0111 UNSAFE BUILDINGS OR STRUCTURES

When a building has been declared a dangerous building by the Building Inspection Department the occupant or lessee, if there be any, shall immediately vacate the premises until such time as all repairs and alterations required by the

Building Inspection Department have been made. When a building has been declared a dangerous building for any cause by the Building Inspection Department, there shall be placed thereon a placard, which shall read as follows:

WARNING

THIS BUILDING HAS BEEN DECLARED AS BEING UNSANITARY
AND UNFIT FOR HUMAN HABITATION, AND IT IS UNLAWFUL FOR
ANY PERSON TO RESIDE IN OR OCCUPY THE SAME
BY ORDER OF THE DIRECTOR OF BUILDING INSPECTION

.....Director

.....Inspector

SEC. 93.0112 STOP ORDERS

Whenever any work is being done contrary to the provisions of this Article, the Building Official may order work stopped by notice in writing served on any persons engaged in doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Building Official to proceed.

Section 7. That Chapter IX, Article 3, Division 2, of the San Diego Municipal Code be and the same is hereby amended by amending the title of Division 2 to read as follows:

DIVISION 2

WATER AND ENERGY CONSERVATION

Section 8. That Chapter IX, Article 3, Division 2, of the San Diego Municipal Code be and the same is hereby amended by renumbering Section 93.00.1010 to Section 93.0201 and amending it to read as follows:

SEC. 93.0201 MANDATED WATER AND ENERGY CONSERVATION MEASURES

(a) Lavatory faucets in restrooms in new commercial and industrial buildings shall be the self-closing type.

(b) Exposed metal hot water piping installed in unconditioned spaces within buildings shall be insulated to not less than R3.

Section 9. That Chapter IX, Article 3, Division 3, of the San Diego Municipal Code be and the same is hereby amended by amending Section 93.0301 to read as follows:

SEC. 93.0301 PLUMBING PERMITS REQUIRED

(a) No plumbing system or part thereof shall be installed within or on any building, structure, or premises, nor shall any alteration, addition, or replacement be made in any such existing plumbing system unless a permit therefor has first been issued by the Building Inspection Department to the persons performing such work except as stated otherwise in Section 93.0303.

(b) Permits shall be obtained before work is started, except in cases where emergency or urgent necessity can be shown to exist, provided a permit is obtained within twenty-

four (24) hours, exclusive of Saturdays, Sundays, and holidays.

(c) There shall be one permit for each building in which rough work for a plumbing fixture or fixtures is installed, except in the case of an unoccupied accessory building or a garage that is part of the plumbing system of a single-family dwelling.

(d) No privately owned lines or other facilities shall be installed over, under or across any public property without first complying with the requirements establishments in Chapter VI, Article 2, of the Municipal Code.

(e) Permits shall be issued only to one of the following:

(1) Contractors licensed by the State of California entitled to engage in the business or act in the capacity of a contractor relating to plumbing;

(2) Property owners or lessees;

(3) Businesses or organizations properly licensed by The City of San Diego to engage in the installation of special equipment or systems which require connection of such special equipment or systems into the water or gas supply system where such work is not covered by State of California contractor licensing laws. Heating, ventilating, air conditioning, or other contractors may take out permits for the extension of gas piping only to equipment which they are installing within their

classifications of work as determined by the California Contractor's State License Board. They may not take out permits for the repiping of a gas system or work at the installation of gas piping to heating or air conditioning equipment installed by others. Work authorized by any permit issued under this subsection shall not entitle holder to perform work other than connection of equipment or systems into an existing water or gas piping system.

Section 10. That Chapter IX, Article 3, Division 3, of the San Diego Municipal Code be and the same is hereby amended by renumbering Section 93.0301.1 to Section 93.0302 and amending it to read as follows:

SEC. 93.0302 HEATING, VENTILATION, AIR CONDITIONING, AND REFRIGERATION PERMITS REQUIRED

(a) No heating, ventilating, air conditioning, or refrigeration system or part thereof shall be installed, altered, replaced, or repaired unless a permit therefor has first been issued by the Building Inspection Department to the contractor or persons performing such work, except as stated otherwise in Section 93.0304.

(b) Permits shall be obtained before work is started, except in cases where emergency or urgent necessity exist, work may be commenced without a permit upon the condition that a permit is obtained within twenty-four (24) hours, exclusive of Saturdays, Sundays, and holidays.

(c) There shall be one permit for each building in which heating, ventilating, air conditioning, or refrigeration is installed, except in the case of an unoccupied accessory building or a garage serving a single-family dwelling.

(d) No privately owned lines, equipment, or duct work shall be installed over, under, or across any public property without first complying with the requirements established in Chapter VI, Article 2, of the Municipal Code.

(e) Permits shall be issued only to:

(1) Contractors licensed by the State of California, entitled to engage in the business or act in the capacity of a contractor relating to heating, ventilating, air conditioning, or refrigeration work.

(2) Property owners or lessees.

Section 11. That Chapter IX, Article 3, Division 3, of the San Diego Municipal Code be and the same is hereby amended by renumbering Sections 93.0302 and Section 93.0302.1 as follows:

Old	New	
SEC. 93.0302	SEC. 93.0303	[No change in text]
SEC. 93.0302.1	SEC. 93.0304	[No change in text]

Section 12. That Chapter IX, Article 3, Division 3, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 93.0305, 93.0306, 93.0307 and 93.0308 to read as follows:

SEC. 93.0305 EXPIRATION OF PERMIT

Every permit issued by the Building Official pursuant to the requirements of this Article shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one hundred eighty (180) days from the date of permit issuance, or if the building or work authorized by such permit is suspended or abandoned for a period of one hundred eighty (180) days at any time after the work is commenced.

Any permittee holding an unexpired permit may apply for an extension of the permit provided the requirements of subsection (a) or (b) are satisfied.

(a) Where work has not commenced, the permit has not expired and the permittee requests a permit extension, the following provisions shall apply:

(1) The Building Official may grant an extension of the permit upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented the permitted work from commencing.

(2) The permit extension shall provide an additional time period of one hundred eighty (180) days starting from the permit expiration date.

(3) The permittee must request the extension prior to the permit expiration date.

(4) The permittee shall revise the plans, specifications, and other data which define the work permitted, as necessary to show compliance with this Article and all applicable ordinances, statutes, or regulations in effect at the time the extension is granted.

(5) No additional permit fees are required for either extension. Supplemental plan check fees shall be paid when required.

(6) No more than two (2) such extensions may be granted for any permit. The requirements listed in (1) through (5) above also apply to the second extension.

(b) Where work has commenced, the permit has not expired and the permittee requests a permit extension, the following provisions shall apply:

(1) The Building Official may grant an extension of the permit upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented the permitted work from continuing.

(2) The permit extension shall provide an additional time period of one hundred eighty (180) days starting from the permit expiration date.

(3) The permittee must request the extension prior to the permit expiration date.

(4) Only one (1) such extension may be granted.

(5) The extension shall not be granted if two extensions were granted pursuant to subsection (a).

(6) The permittee need not revise the plans, specifications, or other data which define the work permitted to show compliance with any revisions to this Article or any other ordinance, statute, or regulation which became effective subsequent to the date of permit issuance.

(7) No additional permit fees are required for an extension.

Any permittee holding an expired permit may apply for a new permit provided the requirements of subsection (c) or (d) are satisfied.

(c) Where work has not commenced and the permit has expired, no extension shall be granted. If the permittee desires to proceed with the project, the following provisions shall apply:

(1) The permittee shall obtain a new permit.

(2) The permittee shall pay a full permit fee for the new permit and all other applicable fees.

(3) The permittee must revise the plans, specifications, and other data which define the work permitted, as necessary to show compliance with all applicable codes, ordinances, statutes, or regulations.

(d) Where work has commenced and the permit has expired, no extension shall be granted. If the permittee desires to continue with the project, the following provisions shall apply:

(1) The permittee shall obtain a new permit.

(2) The permittee must pay a permit fee for the new permit based upon a valuation of the work remaining to complete the project.

(3) The permittee must obtain the new permit within five hundred forty (540) days from the date of issuance of the original permit for the project.

(4) The permittee need not revise the plans, specifications, or other data which define the work permitted to show compliance with any revisions to this Article or any other ordinance, statute, or regulation which became effective subsequent to the date of original permit issuance.

SEC. 93.0306 INCOMPLETED INSTALLATIONS

Should any person to whom a permit has been issued quit an installation, the Building Inspection Department shall be so notified in writing by either the permittee, owner or his authorized representative. Such notice shall be made within forty-eight (48) hours of the date when work was discontinued and shall include a request for inspection of the work installed. No person shall resume work on any incomPLETED

installation until such installation has been released by the Building Inspection Department and a new permit obtained. A copy of the written notice must accompany the application for the new permit.

SEC. 93.0307 SCOPE OF PERMIT

The permit when issued shall be for such installation as is described in the application and no deviation shall be made from the installation so described without the written approval of the Building Official.

SEC. 93.0308 APPLICATION FOR PERMIT

Application for a permit describing the work to be done shall be made in writing to the Building Official. The application shall be accompanied by such plans, specifications and schedules as may be necessary to determine whether the installation as described will be in conformity with the requirements of this Article. If it shall be found that the installation as described will in general conform with the requirements of this Article, and if the applicant has complied with all provisions of this Article, a permit for such installation shall be issued upon payment of the required fee determined in accordance with the fee schedule established by resolution of the City Council and filed in the office of the City Clerk, provided, however, that the issuance of the permit shall not be taken as permission to violate any of the requirements of this Article.

Section 13. That Chapter IX, Article 3, Division 3, of the San Diego Municipal Code be and the same is hereby amended by renumbering Section 93.0304 to Section 93.0309 and amending it to read as follows:

SEC. 93.0309 TEMPORARY PLUMBING PERMITS

If the Building Official finds that the safety of life and property will not be jeopardized, he may issue permits for temporary plumbing installations for use during the construction of buildings or for other temporary uses. Permission to use such temporary installations shall not be granted for a greater length of time than thirty (30) days except that a permit for a temporary installation to be used for the construction of a building may be issued for the period of construction. Should such temporary plumbing be over the street area or other public property, the proper authority for such use of the street must first be obtained from the Engineering and Development Department. All such temporary installations shall be made in a manner as nearly as practicable in conformance with the requirements of this Article for permanent work, provided that the Building Official may permit deviations which will not cause hazard to life and property, and further provided that whenever such hazards are deemed by the Building Official to exist, he may at once revoke or cancel the permit covering such installations and disconnect or order the disconnection and removal of such plumbing installation.

Section 14. That Chapter IX, Article 3, Division 3, of the San Diego Municipal Code be and the same is hereby amended by renumbering Section 93.0304.1 to read Section 93.0310.

Section 15. That Chapter IX, Article 3, Division 3, of the San Diego Municipal Code be and the same is hereby amended by renumbering Section 93.0113 to Section 93.0311 and Section 93.0405 to Section 93.0312 respectively, and amending said sections to read as follows:

SEC. 93.0311 PLANS

(a) Plans Required. With each application for a building permit, and as otherwise required by the Building Official for enforcement of this Article, two sets of plumbing, heating, ventilating, air conditioning, or refrigeration plans may be required.

(b) Signed Plans. The Building Official may require plans to be signed by a mechanical engineer or as otherwise specified by State law.

(c) Revision of Plans. All pertinent changes in mechanical plans submitted for plan check, which are made prior to issuance of a building permit, must be indicated by appropriate revision marks and date of revision.

(d) Mechanical Plan Check Clearance for Building Foundation Permits. An owner, or his authorized representative, may make a written request for, and be

granted, a temporary waiver of "mechanical plan check clearance" prior to completion of regular mechanical plan check for the purpose of obtaining a building foundation permit, provided:

(1) Estimated data for sizing and locating the sewer connection and water meter is indicated on the plans.

(2) The fees are paid for the required water meter and sewer connections.

(3) Complete mechanical plans are submitted and plan check approval obtained prior to issuance of a building permit.

(4) The owner or his authorized representative agrees in writing to make any necessary changes in the plumbing system, size of water meter, and/or sewer connection necessary for Code compliance of the plumbing system as installed and to pay any required additional water meter or sewer connection fees prior to the issuance of the building permit for the remainder of the structure.

SEC. 93.0312 VALIDITY

(a) Validity. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Article. No permit presuming to give authority to violate or cancel the provisions of this Article

shall be valid, except insofar as the work or use which it authorizes is lawful.

The issuance of a permit based upon plans and specifications shall not prevent the Building Official from thereafter requiring the correction of errors in said plans and specifications or from preventing construction being carried on thereunder when in violation of this Article or of any other ordinance.

(b) Suspension or Revocation. The Building Official may, in writing, suspend or revoke a permit issued under provisions of this Article whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Article.

Section 16. That Chapter IX, Article 3, Division 4, of the San Diego Municipal Code be and the same is hereby amended by renumbering Section 93.0401.1 to read as subsection (b) of Section 93.0401, and Section 93.0401.3 to read as subsection (c) of Section 93.0401, and amending Section 93.0401 to read as follows:

SEC. 93.0401 FEES REQUIRED

(a) Plumbing Permit Fees

Each application for a plumbing permit shall be submitted in writing, shall state the location of the work proposed to be installed and the amount and kind of plumbing in connection

therewith. Each such application shall be signed by the person qualified to obtain such permit and shall be accompanied by a permit fee determined in accordance with the fee schedule established by resolution of the City Council and filed in the office of the City Clerk.

(b) Heating, Ventilating, Air Conditioning, and Refrigeration Permit Fees

Each application for a heating, ventilating, air conditioning and refrigeration permit shall be submitted in writing, shall state the location of the work proposed to be installed, and the amount and kind of work in connection therewith. Each such application shall be signed by the person qualified to obtain such permit and shall be accompanied by a permit fee determined in accordance with the fee schedule established by resolution of the City Council and filed in the office of the City Clerk.

(c) Refunds

A portion of the fees provided for in this Article shall be determined by resolution of the City Council and filed in the office of the City Clerk, may be refunded in the event that no portion of any work authorized by permit has been performed and provided that no inspections have been made. A refund may be authorized by the Building Official upon application by the permittee within one year from the date of permit issuance. Prior to authorization of any refund under

the provisions of this section, the Building Official shall require that the permittee's copy of the issued permit be returned to the Building Inspection Department.

Section 17. That Chapter IX, Article 3, Division 4, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 93.0402 and 93.0403 to read as follows:

SEC. 93.0402 PENALTY FEE

Any person who shall commence any work for which a permit is required by this Article without first having obtained a permit therefor shall, if subsequently permitted to obtain a permit, pay a penalty fee established by resolution of the City Council and filed in the office of the City Clerk, for such work provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the Building Official 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 penalty fee as herein provided shall be charged.

SEC. 93.0403 REINSPECTIONS

A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete.

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this Article, but as controlling the practice of calling for inspection before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when it is apparent that the inspector is being used to provide supervision of the work rather than for the performance of his proper inspection duties.

To obtain a reinspection, the applicant shall file an application therefor in writing upon a form furnished for that purpose, and pay the reinspection fee determined in accordance with the fee schedule established by resolution of the City Council and filed in the office of the City Clerk.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

Section 18. That Chapter IX, Article 3, Division 5, of the San Diego Municipal Code be and the same is hereby amended by amending the title of Division 5 to read as follows:

DIVISION 5
INSPECTIONS

Section 19. That Chapter IX, Article 3, Division 5, of the San Diego Municipal Code be and the same is hereby amended by renumbering Sections 93.0114 and 93.0115 to read Sections 93.0501 and 93.0502 respectively, and amending them to read as follows:

SEC. 93.0501 INSPECTIONS REQUIRED

All construction work and equipment for which a permit is required shall be subject to inspection by the Building Official.

No portion of any construction work or equipment shall be concealed until inspected and approved.

No equipment regulated by this Article shall be connected to the fuel or power supply until it complies with all applicable requirements of this Article and a final inspection approval has been issued, except when approved otherwise by the Building Official for construction or test purposes.

A final inspection approval may upon notice be revoked by the Building Official if he finds that the plumbing, heating, ventilating, comfort cooling, or refrigeration systems fail in any respect to comply with the requirements of this Article, or that the installation is unsafe, dangerous, or a hazard to life or property.

SEC. 93.0502 INSPECTION REQUESTS

Request for Inspection. The Building Official may require that every request for inspection be filed by the permittee at least one day before inspection is desired. Such requests may

be in writing or by telephone at the option of the Building Official.

It shall be the duty of the person requesting inspection of any construction or equipment regulated by this Article to provide access to and means for proper inspection.

The Building Official shall not be liable for any expense entailed in the removal or replacement of any material required to allow this inspection.

It shall be the responsibility of the permittee to request inspections, reinspections, and final inspections of plumbing, heating, ventilating, air conditioning, and refrigeration work regulated by this Article.

Inspections shall be requested to determine that all work authorized by the permit meets the requirements of this Article.

Final inspections must be requested after the building is completed and all phases of construction approved prior to occupancy.

Section 20. That Chapter IX, Article 3, of the San Diego Municipal Code be and the same is hereby amended by adding Division 6, Sections 93.0601 and 93.0602 to read as follows:

DIVISION 6

UNIFORM PLUMBING CODE - LOCAL AMENDMENTS

SEC. 93.0601 DRAINAGE SYSTEMS - MATERIALS

(a) Drainage piping shall be cast iron, galvanized steel, galvanized wrought iron, lead, copper, brass, ABS, PVC, extra strength vitrified clay pipe, or other approved materials having a smooth and uniform bore, except that:

(1) No galvanized wrought iron or galvanized steel pipe shall be used underground and shall be kept at least six (6) inches (152.4 mm) above ground.

(2) ABS and PVC DWV piping installations shall be limited to residential construction (residences, motels, hotels, condominiums, apartments, etc.), not more than two (2) stories in height and to those non-residential structures where combustible construction is allowed.

(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 twelve (12) inches (.3m) below ground.

(b) Drainage fittings shall be of cast iron, malleable iron, lead, brass, copper, ABS, PVC, 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.

(1) Fittings on screwed pipe shall be of the recessed drainage type. Burred ends shall be reamed to the full bore of the pipe.

(2) The threads of drainage fittings shall be tapped so as to allow one fourth (1/4) inch per foot (20.9 mm/m) grade.

(Note: This section replaces section 401 of the Uniform Plumbing Code, 1988 edition, which was not adopted by the City of San Diego.)

SEC. 93.0602 VENTS AND VENTING - MATERIALS

(a) Vent pipe shall be cast iron, galvanized steel, galvanized wrought iron, lead, copper, brass, ABS, PVC, or other approved materials, except that:

(1) No galvanized wrought iron or galvanized steel pipe shall be used underground and shall be kept at least six (6) inches above ground.

(2) ABS and PVC DWV piping installations shall be limited to residential construction (residences, motels, hotels, condominiums, apartments, etc.), not more than two (2) stories in height and to those non-residential structures where combustible construction is allowed.

(b) Vent fittings shall be cast iron, galvanized malleable iron or galvanized steel, lead, copper, brass, ABS, PVC, 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 (6) inches (152.4mm) above ground.

(c) Changes in direction of vent piping shall be made by the appropriate use of approved fittings and no such pipe shall be strained or bent. Burred ends shall be reamed to the full bore of the pipe.

(Note: This section replaces section 503 of the Uniform Plumbing Code, 1988 edition, which was not adopted by the City of San Diego.)

Section 21. That Chapter IX, Article 3, Division 17, of the San Diego Municipal Code be and the same is hereby amended by repealing the title to Division 17.

Section 22. All permit applications for plumbing or mechanical permits filed with The City of San Diego prior to the effective date of this ordinance shall be exempt from its provisions.

Section 23. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By Thomas F. Steinke
Thomas F. Steinke
Deputy City Attorney

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MAY 29 1990

Passed and adopted by the Council of The City of San Diego on
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Phonda R. Barnes*, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

MAY 14 1990

MAY 29 1990

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Phonda R. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-17472 Adopted MAY 29 1990

RECEIVED

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CITY CLERKS OFFICE
SAN DIEGO, CA