

(O-92-145)

ORDINANCE NUMBER O- 17774 (NEW SERIES)

ADOPTED ON MAY 26 1992

AN ORDINANCE AMENDING CHAPTER IX, ARTICLE 3, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING DIVISION 1, BY AMENDING SECTIONS 93.0102 AND 93.0103, BY REPEALING SECTION 93.0104, BY AMENDING SECTIONS 93.0106, 93.0107 AND 93.0110, BY REPEALING SECTION 93.0111, AND BY AMENDING SECTION 93.0112; BY AMENDING DIVISION 3, SECTIONS 93.0305, 93.0309 AND 93.0312; BY AMENDING DIVISION 4, SECTION 93.0402; AND BY AMENDING DIVISION 6, BY AMENDING SECTIONS 93.0601 AND 93.0602, AND BY ADDING SECTION 93.0603 RELATING TO THE UNIFORM PLUMBING AND MECHANICAL CODES, 1991 EDITION.

WHEREAS, the Uniform Plumbing and Mechanical Codes, 1991 Edition, have been published by the International Conference of Building Officials; and

WHEREAS, Sections 17922 and 17958 of the California Health and Safety Code provide that the governing body of every city or county shall adopt ordinances or regulations imposing the same requirements as those contained in said Uniform Plumbing and Mechanical Codes; and

WHEREAS, Sections 17958.5 and 17958.7 of the California Health and Safety Code provide that a city or county may make such changes or modifications to the requirements contained in the Uniform Plumbing and Mechanical Codes as it determines are reasonably necessary because of specified local conditions; and

WHEREAS, certain amendments have been recommended by the City of San Diego Board of Appeals and Advisors as changes or

Edition) and adopted by the State Building Standards Commission, a copy of which is on file in the office of the City Clerk as Document No. 00-17774-1, is hereby adopted.

(2) Portions of the Uniform Plumbing Code Not Adopted. The following portions of the Uniform Plumbing Code, 1991 Edition, are not adopted:

Part I - Administration
Sections 401, 503, 1004
Appendices C through I.

(3) Term "Plumbing Code" Explained. The term "Plumbing Code" means those portions of the Uniform Plumbing Code, 1991 edition, adopted in Section 93.0102(a) and Divisions 1 through 6 of the San Diego Municipal Code, Chapter IX, Article 3.

(b) Mechanical Code Adoption

(1) Except as provided in Section 93.0102(b), the Uniform Mechanical Code, published by the International Association of Plumbing and Mechanical Officials, (1991 Edition) and adopted by the State Building Standards Commission, a copy of which is on file in the office of the City Clerk as Document No. 00-17774-2, is hereby adopted.

(2) Portions of the Uniform Mechanical Code Not Adopted. Chapters 1, 2 and 3 of the Uniform Mechanical Code (1991 Edition) are not adopted.

(3) Term "Mechanical Code" Explained. The term "Mechanical Code" means those portions of the Uniform

Mechanical Code, 1991 edition, adopted in Section 93.0102(b) and Divisions 1 through 6 of the San Diego Municipal Code, Chapter IX, Article 3.

(c) Chapter IX, Article 3, Divisions 1 through 6, of the San Diego Municipal Code is intended by the City Council to implement provisions of the Uniform Plumbing Code, 1991 edition, and the Uniform Mechanical Code, 1991 edition, adopted in Section 93.0102 and to establish local laws to deal with local conditions and requirements for the portions of the Uniform Plumbing and Mechanical Codes not adopted.

SEC. 93.0103 DUTIES AND AUTHORITY OF BUILDING OFFICIAL

(a) The Building Official shall administer and enforce the Plumbing and Mechanical Codes in accordance with Section 91.0202. 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, the appropriate permit shall be issued to the applicant. The Building Official shall make inspections and reinspections of all installations and keep complete records of all permits issued, inspections, and reinspections.

(b) In addition to those powers and authority set forth in Section 91.0202, the Building Official is further authorized to disconnect or remove, or both, to the extent necessary, any appliance, installation, fixture or meter associated with a plumbing, heating, mechanical, hydraulic, ventilating, air conditioning, electrical or refrigeration

system, or any related technology or application, when necessary for the protection of public health and fire and life safety. The Building Official may further withhold permission to install or operate any gas or electrical meter for a building until approved for occupancy, and to cause the disconnection or cessation of gas or electric services when a building is not occupied or is unfit or unsafe for occupancy.

Section 2. That Chapter IX, Article 3, Division 1, of the San Diego Municipal Code be and the same is hereby amended by repealing Section 93.0104.

Section 3. That Chapter IX, Article 3, Division 1, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 93.0106, 93.0107 and 93.0110, to read as follows:

**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 the Plumbing or Mechanical Codes, provided any such alternate has been approved.

The Building Official may approve any alternate when 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 sufficient evidence or proof to be submitted by an applicant 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 safeguards set forth in this Article but which are less expensive and would thereby help to reduce cost of housing to the people of San Diego.

SEC. 93.0107 BOARD OF APPEALS AND ADVISORS

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, the Building Official may request the Board of Appeals and Advisors to investigate such matters in accordance with Section 91.0204.

**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, the Building Official is authorized to abate such conditions or structures in accordance with the provisions of Section 91.0203.

Section 4. That Chapter IX, Article 3, Division 1, of the San Diego Municipal Code be and the same is hereby amended by repealing Section 93.0111.

Section 5. That Chapter IX, Article 3, Division 1, of the San Diego Municipal Code be and the same is hereby amended by amending Section 93.0112, to read as follows:

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. The provisions of Section 91.0303(e) govern the issuance of stop orders and the suspension or revocation of permits.

Section 6. 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, 93.0309 and 93.0312, to read as follows:

SEC. 93.0305 EXPIRATION OF PERMIT

(a) Unless extended by the Building Official in connection with the extension of a building permit pursuant to Section 91.0303 and except as provided in Section 93.0305(a)(1) and (2), mechanical and plumbing permits shall expire one (1) year after the date of issuance except as noted below:

(1) Mechanical and plumbing permits shall expire one hundred eighty (180) days after the date of issuance if the work authorized has not commenced by the permittee.

(2) If authorized work has commenced, mechanical

and plumbing permits shall expire immediately upon the suspension or abandonment of the work for a period of one hundred eighty (180) calendar days.

(b) Any authorization granted by a mechanical or plumbing permit becomes void when the permit expires.

(c) An expired mechanical or plumbing permit is not entitled to renewal.

(d) A new mechanical or plumbing permit is required to finish any work not finished because of the expiration of a permit; unfinished work may be removed without a permit. All work under a new permit must comply with the codes and standards in effect at the time the new permit is issued.

(e) The fee for a new mechanical or plumbing permit issued solely and specifically for work left unfinished by the expiration of a permit will be the same as the original fee for the expired permit, with the following exceptions:

(1) Where the total underground installation had been inspected and approved, the fee for the new permit shall be 75% of the original fee of the expired permit.

(2) Where the total rough installation had been inspected and approved, the fee for the new permit shall be 50% of the original fee of the expired permits.

(3) Where fees have changed since the issuance of the original permit, the new permit fees shall be used, but the appropriate percentages may be applied to the new fee.

SEC. 93.0309 TEMPORARY PLUMBING PERMITS

If the Building Official finds that the safety of life and property will not be jeopardized, the Building Official 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 exceed thirty (30) calendar 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 it be necessary to place temporary plumbing over the street area or other public property, authority must first be obtained from the City Engineer. All temporary installations shall conform as nearly as practicable 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 determined by the Building Official to exist, the Building Official may at once revoke or cancel the permit covering such installations and disconnect or order the disconnection and removal of the plumbing installation.

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.

The issuance of a permit based upon plans and

specifications submitted shall not prevent the Building Official from thereafter requiring the correction of errors in the plans and specifications or from preventing construction being carried on when in violation of this Article or of any other Municipal Code section or ordinance.

(b) Suspension or Revocation. The Building Official may, in writing, suspend or revoke a permit issued under the 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 the provisions of this Article. The procedures of Section 91.0303(e) shall be applicable to the suspension or revocation of a permit under these circumstances.

Section 7. That Chapter IX, Article 3, Division 4, of the San Diego Municipal Code be and the same is hereby amended by amending Section 93.0402, to read as follows:

SEC. 93.0402 FEES AND PENALTIES

Any person who commences any work for which a permit is required by this Article without first having obtained a permit shall, if subsequently permitted to obtain a permit, pay any fees and penalties established by resolution or ordinance 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 work when it is proved to the satisfaction of the Building Official that such work was urgently necessary and that it was not practical to obtain a permit before the commencement of the work. In all emergency cases a permit must be obtained as soon as it is

practical to do so, and if there be a delay beyond 14 calendar days in obtaining the permit, the penalty or fee as provided in Section 93.0402 shall be charged.

Section 8. That Chapter IX, Article 3, Division 6, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 93.0601 and 93.0602, and adding Section 93.0603, to read as follows:

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 (20.9mm/m) grade.

(Note: This section replaces section 401 of the Uniform Plumbing Code, 1991 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, cooper, 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, 1991 edition, which was not adopted by the City of San Diego.)

SEC. 93.0603 WATER DISTRIBUTION - MATERIALS

(a) Water pipe and fittings shall be of brass, copper, cast iron, galvanized malleable iron, galvanized wrought iron, galvanized steel or other approved materials, except that asbestos-cement, PE, or PVC water pipe manufactured to recognized standards may be used for cold water distribution systems outside a building. All metal materials used in the water supply system, except valves and similar devices, shall be of a like metal so as to minimize galvanic action between dissimilar metals, except where otherwise approved by the enforcement agency.

(b) Cast iron fittings up to and including two (2) inches (50.8mm) in size, when used in connection with potable water piping shall be galvanized.

(c) All malleable iron water fittings shall be galvanized.

(d) Piping and tubing which has previously been used for any purpose other than for potable water systems shall not be used.

(e) Approved plastic materials may be used in water

service piping outside a building, provided that where metal water service piping is used for electrical grounding purposes, the replacement piping shall be of a like metal.

EXCEPTION: Where a grounding system acceptable to the Building Official is installed, inspected and approved, metallic pipe may be replaced with non-metallic pipe.

(f) Solder shall conform to the requirements of Section 802(d).

(Note: This section replaces section 1004 of the Uniform Plumbing Code, 1991 edition, which was not adopted by the City of San Diego.)

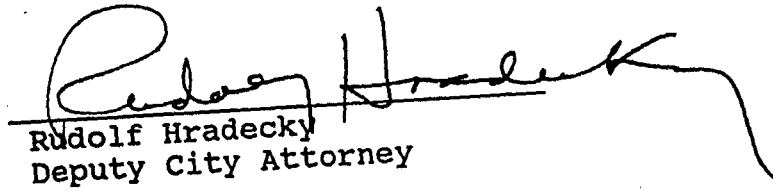
Section 9. This ordinance shall apply to building permit applications filed with the City of San Diego on and after the effective date of this ordinance.

Section 10. This ordinance shall take effect and be in force on July 1, 1992, but in no event any sooner than the thirtieth day from and after its passage.

Section 11. The City Clerk is directed to transmit a copy of this ordinance to the State Building Standards Commission for filing pursuant to Health and Safety Code Section 17958.7 and to advise the Building Official when such has been accomplished.

APPROVED: JOHN W. WITT, City Attorney

By


Rudolf Hradecky
Deputy City Attorney

RH:ps
05/04/92
Or. Dept: Bldg. Insp.
0-92-145
Form=o+t

Passed and adopted by the Council of The City of San Diego on MAY 26 1992,
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"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR

Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By Linda Legans, 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 11 1992

, and on MAY 26 1992

~~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 Linda Legans, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-17774

Adopted MAY 26 1992

CERTIFICATE OF PUBLICATION

RECEIVED
CITY CLERK'S OFFICE
92 JUN 12 AM 9:50
SAN DIEGO, CALIF. 469

OFFICE OF THE CITY CLERK
CITY ADMINISTRATION BUILDING, 2ND FLOOR
202 C STREET
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING CHAPTER IX, ARTICLE 3,
OF THE SAN DIEGO MUNICIPAL CODE...

ORDINANCE NUMBER O-17774(NEW SERIES)

AN ORDINANCE AMENDING CHAPTER IX, ARTICLE 3, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING DIVISION 1, BY AMENDING SECTIONS 93.0102 AND 93.0103, BY REPEALING SECTION 93.0104, BY AMENDING SECTIONS 93.0106, 93.0107 AND 93.0110, BY REPEALING SECTION 93.0111, AND BY AMENDING SECTION 93.0112; BY AMENDING DIVISION 3, SECTIONS 93.0305, 93.0309 AND 93.0312; BY AMENDING DIVISION 4, SECTION 93.0402; AND BY AMENDING DIVISION 6, BY AMENDING SECTIONS 93.0601 AND 93.0602, AND BY ADDING SECTION 93.0603 RELATING TO THE UNIFORM PLUMBING AND MECHANICAL CODES, 1991 EDITION.

This ordinance amends the San Diego Municipal Code to incorporate the applicable provisions of the Uniform Plumbing Code and Uniform Mechanical Code, 1991 editions, published by the International Conference of Building Officials, as the Plumbing Code and Mechanical Code, respectively, of the City of San Diego.

Chapter IX, Article 3, of the San Diego Municipal Code is amended regarding the administration of the Plumbing and Mechanical Codes by the Building Official. It incorporates references to the administration of the Uniform Building Code as adopted in Chapter IX, Article 1, and deletes material that is unnecessarily duplicative. The administrative revisions govern the following topics: duties and authority of the Building Official; alternative methods of construction; Board of Appeals and Advisors; abatement of dangerous buildings; stop orders; expiration of permits; temporary plumbing permits; and fees and penalties.

Substantive revisions are made to portions of the Plumbing Code in Sections 93.0601 and 93.0602 to specifically refer to the Uniform Plumbing Code, 1991 edition, and to add a new Section 93.0603 dealing with the types of materials authorized for use in plumbing systems.

A complete copy of the Uniform Plumbing Code and the Uniform Mechanical Code, together with the ordinance, are on file in the office of the City Clerk and available for public inspection.

INTRODUCED ON MAY 11 1992
Passed and Adopted by the Council of the City of San Diego on May 26, 1992.

AUTHENTICATED BY:
MAUREEN O'CONNOR
Mayor of The City of San Diego, CA
CHARLES G. ABDELNOUR
City Clerk of The City of
San Diego, CA
BY Linda Lugano, Deputy

(SEAL)
Pub. June 9 248589

I, Corey Donahue, am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

ORDINANCE NUMBER O-17774 (NEW SERIES)

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to wit:

JUNE 9

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 9th day of JUNE, 1992.

Corey Donahue
(Signature)

8/12 = 111.32