

SECTION 7:

Sections 500.230 and 500.240 of Article VII of Chapter 500 of Title V of the code of Ordinances of the City of O'Fallon, Missouri, are hereby repealed and two new Sections initially to be designated as 500.230 and 500.240, are hereby enacted in lieu thereof to read as follows:

TITLE V. BUILDING AND CONSTRUCTION

CHAPTER 500: BUILDING REGULATIONS

ARTICLE VII: PLUMBING CODE

SECTION 500.230: ADOPTION OF PLUMBING CODE

That certain document, a copy which is on file in the office of the City Clerk of the City of O'Fallon, Missouri, being marked and designated as the International Plumbing Code, 2015 edition, including appendices E, as published by the International Code Council, be and is hereby adopted as the Plumbing Code of the City of O'Fallon, in the State of Missouri, for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of said Plumbing Code on file in the office of the City Clerk of the City of O'Fallon, Missouri are hereby referred to, adopted, and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.240 of this article.

SECTION 500.240: ADDITIONS, INSERTIONS AND CHANGES

The following numbered subsections of the International Plumbing Code, 2015 Edition, including appendices E, as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and changes so that such section and subsections read as follows:

(CHAPTER 1 SCOPE AND ADMINISTRATION)

(SECTION 101 GENERAL)

101.1 Title. These regulations shall be known as the International Plumbing Code of the City of O'Fallon, Missouri, hereinafter referred to as "this code."

(SECTION 103 DEPARTMENT OF PLUMBING INSPECTION)

103.1 Creation of enforcement agency. The department of plumbing inspection is hereby created and the executive official in charge thereof shall be known as the Building Official. Where the term "code official" is used in this code, it shall mean the Building Official or his/her appointee.

103.2 Appointment. The Building Official shall be appointed as provided by ordinance.

103.90 Licensing of plumbing / drainlaying contractors. Any contractor wishing to enter into the plumbing business within the City of O'Fallon shall first be duly examined and be successfully passed and licensed by St. Charles County, Missouri and hold an active license.

(SECTION 106 PERMITS)

106.6.2 Fees. Fees related to administration of this Code shall be as set forth elsewhere in this Chapter of the Municipal Code.

106.6.3 Fee refunds. Delete in its entirety.

(SECTION 107 INSPECTIONS AND TESTING)

107.90 Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this Code shall be executed and installed in a workmanlike manner in compliance with this Code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.

(SECTION 108 VIOLATIONS)

108.4 Violation penalties. Any person, firm or corporation who shall violate any provisions of this Ordinance, or who shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter or repair a structure in violation of an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Ordinance, or who shall continue any work in or about a structure after having been served

a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, or any owner or tenant of a building or premises in which such violation shall exist, shall upon conviction thereof be punishable by a fine of not more than \$500.00 dollars or by imprisonment not exceeding 90 days, or by both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

108.5 Stop work orders. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's 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 Building Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure 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 to a fine of not less than one hundred dollars (\$100.00) or more than five hundred dollars (\$500.00).

108.5.90 Unlawful continuance. Any person who shall continue any work in or about the structure 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 conditions, shall be liable to penalties as specified in Section 108.4 of this Ordinance.

#### (SECTION 109 MEANS OF APPEAL)

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 the City of O'Fallon, Missouri.

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) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 36 inches (915 mm) below grade.

(SECTION 306 TRENCHING, EXCAVATION AND BACKFILL)

306.90 Tracer wire or other utility location technology. Tracer wire or other utility location technology shall be installed as required by RSMo 319.033 and the local utility.

(CHAPTER 4 FIXTURES, FAUCETS AND FIXTURE FITTINGS)

(SECTION 403 MINIMUM PLUMBING FACILITIES)

403.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
4. Separate facilities shall not be required in structures or tenant spaces functioning solely as exercise facilities with a square footage less than 1500 square feet.

(CHAPTER 6 WATER SUPPLY AND DISTRIBUTION)

(SECTION 602 WATER REQUIRED)

602.2.90 Potable water connection. 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 608 PROTECTION OF POTABLE WATER SUPPLY)

608.16.6.90 Annual testing. 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 installed in accordance with the Private Sewage Disposal Code of the City of O'Fallon, Missouri, and all State, Federal, and St. Charles County regulations. All private sewage disposal systems shall be maintained and function without any ground surface discharge. When a conflict occurs between these regulations the most restrictive regulation shall apply unless otherwise approved by the Building Official.

(SECTION 702 MATERIALS)

702.3 Building sewer pipe. Building sewer pipe shall conform to one of the standards listed in Table 702.3. All sewer laterals will be polyvinyl chloride schedule 40 or equivalent as determined by the City of O'Fallon.

(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) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

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