

ORDINANCE 1911

AN ORDINANCE AMENDING CHAPTER 178 PLUMBING CODE, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY ADOPTING THE 2015 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS

WHEREAS, the City Council of the City of Ankeny, Iowa desires to continue to protect life, safety and property through the adoption and enforcement of construction codes, and to establish the minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of plumbing equipment and systems;

WHEREAS, the Council now deems it appropriate to revise the Municipal Code by adopting the latest edition of the International Plumbing Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:

1. That Chapter 178 of the Municipal Code of the City of Ankeny, Iowa, the Plumbing Regulations be repealed and there be enacted in lieu thereof the following Chapter;

Chapter 178 PLUMBING CODE

Section Number	Title	IPC Section
178.01	Short Title	
178.02	Adoption of Plumbing Code	
178.03	Amendments, modification, additions and deletions	
178.04	Deletions	
178.05	Referenced Codes -- Conflicts	
178.06	Title	101.1
178.07	General (Building & Zoning Administrator)	103.1
178.08	Uniform/State Plumbing Code	105.2.1
178.09	Permit Acquisition	106.1.1
178.10	Expiration	106.5.3
178.11	Retention of Construction Documents	106.5.6
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178.13	Fee Refunds	106.6.3
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178.18	Drainage and Vent Air Test	312.3
178.19	Table 403.1, footnote 'e'	T403.1
178.20	Small Occupancies	410.2
178.21	Material, joints and connections (underground copper)	605.1.1
178.22	Building Sewer (minimum size)	703.7
178.23	Backwater Valves (exception)	715.1
178.24	Basement Floor Drain Venting (exception)	901.2.1
178.25	Roof Extension (vent)	903.1
178.26	Grease Interceptors	1003.3

Chapter 178 PLUMBING CODE

178.01 SHORT TITLE.

This chapter shall be known as the Ankeny Plumbing Code, and may be cited as such, and may be referred to herein as this chapter

178.02 ADOPTION OF PLUMBING CODE.

The International Plumbing Code 2015 Edition; published by the International Code Council, Inc., is adopted in full except for such portions as may be hereinafter deleted, modified or amended. A copy of the International Plumbing Code 2015 Edition, as adopted, and a copy of this chapter are on file in the office of the Code Official.

178.03 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.

The International Plumbing Code, 2015 Edition (hereinafter known as the IPC), is amended as hereinafter set out in Sections 178.04 through 178.26.

178.04 - - DELETIONS.

The following are deleted from the IPC and are of no force or effect in this chapter:

Section 106.1.1 Annual Permit, Section 106.1.2 Annual Permits Record, Section 106.5.4 Extensions, Section 109 Means of Appeal, 703.6 Combined Sanitary and Storm Public Sewer.

178.05 REFERENCED CODES - - CONFLICTS. In the event requirements of this code conflict with applicable State and Federal requirements, the more stringent shall apply.

178.06 SECTION 101.1 AMENDED - - TITLE. Section 101.1, Title, of the IPC is hereby deleted and there is enacted in lieu thereof the following section:

Section 101.1 Title. These regulations shall be known as the Ankeny Plumbing Code, hereinafter known as "this code."

178.07 SECTION 103.1 ADDITION - - GENERAL. Sections 103.1, General, of the IPC, is hereby amended by adding the following paragraph to said section:

Section 103.1 Building and Zoning Administrator The term Code Official is intended to also mean the Building and Zoning Administrator and his or her representatives or designees, who are herewith delegated the same powers, authorities, duties and responsibilities as designated for the Code Official.

178.08 SECTION 105.2 ADDITION - - ALTERNATE MATERIALS, METHODS AND EQUIPMENT. Section 105.2, Alternate materials, methods and equipment, of the IPC, is hereby amended by adding the following section 105.2.1 and exception:

Section 105.2.1 - Uniform Plumbing Code, As Currently Adopted Edition The Uniform Plumbing Code, as prepared and edited by the International Association of Plumbing and Mechanical Officials, as currently adopted and amended by the Plumbing and Mechanical Systems Board, Iowa Department of Public Health, is hereby approved as an alternate equivalent method for complete plumbing systems.

Section 105.2.1, Administration exception 1 Administrative regulations shall be as prescribed in the International Plumbing Code, 2015 Edition, as amended in this ordinance.

178.09 SECTION 106.1.1 ADDITION - - PERMIT ACQUISITION. Section 106.1.1 Permit acquisition, of the IPC, is hereby established by adding the following:

Section 106.1.1 Permit acquisition

1. Permits are not transferable. Plumbing work performed under the provisions of this chapter must be done by a contractor meeting the licensing provisions as set forth by the State of Iowa Plumbing and Mechanical Systems Board in accordance with Iowa Code Chapter 105. A plumber licensed by the State of Iowa Plumbing and Mechanical Systems Board as a “Master” may sign and obtain a permit for the contractor for which they are employed only when said “Master” has provided proof of employment by said licensed contractor. Any permit required by the provisions of this code may be revoked by the Code Official upon the violation of any provision of this code.
2. A State of Iowa licensed Plumbing contractor shall be allowed only to secure permits for himself or herself, or for a single firm or corporation. When a State of Iowa licensed Plumbing contractor has secured such a permit, only the employees of such contractor when meeting the provisions of Iowa Code Chapter 105 shall perform the work for which the permit was obtained.
3. For purposes of this section, an “employee” shall be one employed by the contractor, firm or corporation for a wage or salary. A contractor may be required by the Code Official to show positive evidence as to the employee status of workers on the job. Such evidence shall be in the form of payroll and time records, canceled checks, or other such documents.
4. The contractor may also be required to show the agreement or contract pertaining to the work being questioned as evidence that said contractor is, in fact, the actual contractor for such work. Failure or refusal by the contractor to make available such employee or contractual records within 24 hours from demand therefore shall be grounds for immediate revocation of any permit for the work in question.
5. Homeowners (owner/occupants) qualifying for the homestead tax exemption may acquire permits for their principal residence (not an apartment or rental unit or rental building) and appurtenant accessory structures for plumbing work, not to include connection within the public right-of-way to the public main of sewer, water and storm lines, after having passed the Ankeny Plumbing Homeowner’s exam.

178.10 SECTION 106.5.3 AMENDED - - EXPIRATION. Section 106.5.3 Expiration, of the IPC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 106.5.3 12 Month Expiration Every permit issued under the provisions of this Code shall expire twelve (12) months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Code Official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit shall have been renewed by the owner or his or her agent and by payment of the renewal fee as established by Resolution of the City Council, and provided no changes have been made in plans or location. Upon approval, permits may be extended for no more than two periods not exceeding 180 days each.

178.11 SECTION 106.5.6 AMENDED - - RETENTION OF CONSTRUCTION DOCUMENTS. Section 106.5.6, Retention of construction documents, of the IPC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 106.5.6 Retention of construction documents One set of construction documents shall be retained by the Code Official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local law.

178.12 SECTION 106.6.2 AMENDED - - FEE SCHEDULE. Section 106.6.2 Fee schedule, of the IPC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 106.6.2 Fee schedule Permits shall not be issued until the fees, as set forth and established by resolution of the City Council, have been paid to the City of Ankeny. An amended permit or a supplemental permit for additional construction shall not be issued until the permit fee(s) for the additional work has been paid.

178.13 SECTION 106.6.3 AMENDED- - FEE REFUNDS. Section 106.6.3, Fee refunds, of the IPC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 106.6.3 Fee refunds The Code Official is authorized to establish a refund policy.

178.14 SECTION 108.4 AMENDED - - VIOLATION PENALTIES. Section 108.4, Violation penalties, of the IPC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 108.4 Violation penalties Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, installs, alters or repairs plumbing work in violation of the approved construction documents or directive of the Code Official, or of a permit issued under the provisions of this code, shall be subject to penalties as prescribed by law.

178.15 SECTION 108.5 AMENDED - - STOP WORK ORDER. Section 108.5, Stop Work Orders, of the IPC, is hereby amended by deleting the last sentence of said section and inserting in lieu thereof the following:

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 subject to penalties as prescribed by law.

178.16 SECTION 305.4 AMENDED - - FREEZING. Section 305.4 Freezing, of the IPC, is hereby amended by deleting the last sentence of said section and inserting in lieu thereof the following:

Section 305.4 Freezing Exterior water supply system piping shall be installed not less than sixty (60) inches below grade.

178.17 SECTION 305.4.1 AMENDED - - SEWER DEPTH. Section 305.4.1 Sewer Depth, of the IPC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 305.4.1 Sewer Depth Building sewers shall be a minimum of forty-eight (48) inches below grade.

178.18 SECTION 312.3 AMENDED - - DRAINAGE AND VENT FINAL TEST. Section 312.3 Drainage and Final Vent Test, of the IPC, is hereby amended by deleting the first sentence thereto.

178.19 TABLE 403.1 AMENDED - - MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES. Table 403.1 Minimum Number of Required Plumbing Fixtures, of the IPC, is hereby amended by deleting footnote 'e' and inserting in lieu thereof the following.

Footnote 'e' For business occupancies with an occupant load of not more than thirty (30) and mercantile occupancies with an occupant load of not more than one hundred (100), service sinks shall not be required.

178.20 SECTION 410.2 AMENDED - - SMALL OCCUPANCIES. Section 410.2 Substitution, of the IPC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 410.2 Small Occupancies Water dispensers in accessible locations and within accessible reach ranges may be substituted for the initial drinking fountains in business occupancies with an occupant load of not more than thirty (30) and mercantile occupancies with an occupant load of not more than one hundred (100). (re: IBC chapter 11, T2902.1)

178.21 SECTION 605 ADDITION - - MATERIALS, JOINTS AND CONNECTIONS. Section 605 Materials, joints and connections, of the IPC, is hereby amended by adding the following section:

Section 605.1.1 Underground Copper Copper tube for underground piping shall have a weight of not less than type K.

178.22 SECTION 703 ADDITION - - BUILDING SEWER. Section 703 Building Sewer, of the IPC, is hereby amended by adding the following section:

Section 703.7 Minimum Building Sewer Size The minimum diameter for a building sewer shall be four (4) inches.

178.23 SECTION 715.1 ADDITION - - BACKWATER VALVES. Section 715.1 Sewage Backflow, of the IPC, is hereby amended by adding the following:

Section 715.1 Sewage backflow exception 2 The requirements of this section shall apply when determined necessary by the Code Official based on local conditions as determined by the Ankeny Public Works Department/Development Engineering Division.

178.24 SECTION 901.2.1 ADDITION - - VENTING REQUIRED. Section 901.2.1 Venting Required, of the IPC, is hereby amended by adding the following exception:

Section 901.2.1 Venting Required exception A vent is not required on a three inch basement floor drain provided its drain branches into the building drain on the sewer side at a distance of five feet or more from the base of the stack and the branch line to such floor drain is not more than twelve feet in length.

178.25 SECTION 903.1 AMENDED - - ROOF EXTENSION. Section 903.1 Roof Extension, of the IPC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 903.1 Roof Extension Open vent pipes that extend through a roof shall be terminated not less than 6 inches above the roof nor less than 1 foot from any vertical surface. Where a roof is used for any purpose other than weather protection, open vent pipes shall terminate not less than 7 feet above the roof.

178.26 SECTION 1003.3 AMENDED - - GREASE INTERCEPTORS. Section 1003.3 Grease Interceptors, of the IPC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 1003.3 Grease Interceptors Grease Interceptors shall comply with the requirements of the adopted Ankeny Ordinance Chapter 101. Underground plumbing systems and interceptor sizing shall be approved by the City of Des Moines Wastewater Reclamation Authority (WRA).

2. Repeal. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

3. Effective date. This ordinance shall be effective July 1, 2017, after its final passage and publication as required by law.

PASSED AND APPROVED this ____ day of _____, 2017.

Gary Lorenz, Mayor

ATTEST:

Pamela DeMouth, City Clerk

**PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____ DAY OF _____, 2017**

**1st Con 5/15/17
2nd Con 6/5/17
3rd Con _____**