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Sponsored by: Rush

First Reading: March 12, 2012

Second Reading: March 26, 2012

COUNCIL BILL NO. 2012-071

GENERAL ORDINANCE NO. 5981

AN ORDINANCE

1 AMENDING Chapter 36, Article III, of the Springfield City Code, known as the Land
2 Development Code, by repealing Sub-Article VIII, Plumbing Code, in its
3 entirety, and enacting in lieu thereof a new Sub-Article VIII, Plumbing
4 Code.
5
6

7 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as
8 follows, that:
9

10 Section 1 – General Ordinance No. 5630 is hereby repealed. All other general
11 ordinances designated as Chapter 36, Article III, Sub-Article VIII, Plumbing Code, and
12 any amendments thereto are hereby repealed.
13

14 Section 2 – Adoption of 2012 International Plumbing Code. The City Council
15 hereby adopts the 2012 International Plumbing Code as published by the International
16 Code Council, and all referenced standards therein as if spelled out in this ordinance,
17 save and except such portions thereof as are hereinafter deleted, modified or amended,
18 as Sub-Article VIII, Plumbing Code, of Chapter 36, Article III of the Springfield City
19 Code, known as the Land Development Code. One (1) copy of said Code is on file in
20 the office of the City Clerk, Busch Municipal Building, 840 Boonville Avenue, Springfield,
21 Missouri.
22

23 Section 3 – Deletions, modifications, amendments and additions.
24

25 The 2012 International Plumbing Code as adopted is hereby amended and changed as
26 follows:
27

- 28 A. Repeal Chapter 1 in its entirety. Requirements of this chapter are included in
29 Chapter 36, Article III of the Springfield City Code, known as the Land Development
30 Code, Sub-Article XII.
31

- 32 B. Amend all chapters that make reference to any section contained in the repealed
33 Chapter 1 by directing all references to Sub-Article XII of the Land Development
34 Code and to those sections in Sub-Article XII that correspond in numbering or
35 content to the referenced section.
36
37 C. Amend all adopted chapters and appendices in accordance with all errata identified
38 and published by the International Code Council after the date of the first printing of
39 the 2012 International Plumbing Code.
40
41 D. Amend Section 301, General, by adding a new subsection, 301.8, Enforcement, as
42 follows:

43
44 **301.8 Enforcement. It shall be unlawful for any person to install or permit**
45 **the installation, alteration, repair, relocation, replacement, addition to, use**
46 **or maintenance of plumbing systems within the corporate limits of the City**
47 **of Springfield, unless the same shall be installed to conform with the**
48 **standards and provisions of the 2012 International Plumbing Code, the**
49 **latest approved Service Standards of City Utilities of Springfield and all**
50 **other applicable city codes and ordinances. In the event of a conflict**
51 **between these documents the most stringent or restrictive shall govern.**
52

53 Note: Language appearing in **bold** is to be added.

- 54
55 E. Amend Section 305, Protection of pipes and plumbing system components,
56 subsection 305.4.1 Sewer depth, as follows:

57
58 305.4.1 Sewer depth. Building sewers that connect to private sewage disposal
59 systems shall be a minimum of ~~[NUMBER]~~ **18 inches** (~~mm~~) below finished grade
60 at the point of septic tank connection. Building sewers shall be a minimum of
61 ~~[NUMBER]~~ **12 inches** (~~mm~~) below grade.
62

63 Note: Language appearing in **bold** is to be added. Language appearing as
64 ~~stricken~~ is to be removed.
65

- 66 F. Amend Section 312, Tests and Inspections, as follows:

67
68 **Sections 312.1 through 312.9 shall remain a part of this Code. Notification**
69 **of the test to the Code Official and witness of the test by the Code Official**
70 **shall not be required.**
71

72 Note: Language appearing in **bold** is to be added.
73

- 74 G. Amend Section 403, Minimum plumbing facilities, subsection 403.2, Separate
75 facilities, as follows:
76

77 403.2 Separate facilities. Where plumbing fixtures are required, separate
78 facilities shall be provided for each sex.
79

80 Exceptions:

- 81 1. Separate facilities shall not be required for dwelling units and sleeping
82 units.
- 83 2. Separate facilities shall not be required in structures or tenant spaces
84 with a total occupant load, including both employees and customers, of
85 ~~[15]~~ **49** or less **and which do not serve food or beverages to be**
86 **consumed within the structure or tenant space.**
- 87 3. Separate facilities shall not be required in mercantile occupancies in
88 which the maximum occupant load is 100 or fewer.
- 89 4. **Separate facilities shall not be required in structures or tenant**
90 **spaces that serve food or beverages to be consumed within the**
91 **structure or tenant space with a total occupant load, including**
92 **both employees and customers, of 15 or less.**

93
94 Note: Language appearing in **bold** is to be added. Language appearing as
95 ~~stricken~~ is to be removed.
96

- 97 H. Amend Section 410, Drinking fountains, subsection 410.3, Substitution, by adding
98 the following exception:
99

100 **Exception: In all use groups except Use Group A, where the occupant load**
101 **is less than 49, a two or five gallon bottled water dispenser or water cooler**
102 **may be substituted for the required drinking fountain.**
103

104 Note: Language appearing in **bold** is to be added.
105

- 106 I. Amend Section 604, Design of building water distribution system, subsection 604.8,
107 Water pressure reducing valve or regulator, as follows:
108

109 604.8 Water pressure reducing valve or regulator. ~~Where the water pressure~~
110 ~~within a building is expected to exceed 80 psi (552 kPa) static, an approved~~
111 ~~water pressure reducing valve conforming to ASSE 1003 or CSA B356 with~~
112 ~~strainer shall be installed to reduce the pressure in the building water distribution~~
113 ~~pipng to not greater than 80 psi (552 kPa) static. **An approved water-pressure**~~
114 **reducing valve conforming to ASSE 1003 with strainer shall be installed to**
115 **reduce the pressure in the building water distribution piping to 80 psi (552**
116 **kPa) static or less.**
117

118 Note: Language appearing in **bold** is to be added. Language appearing as
119 ~~stricken~~ is to be removed.
120
121

122 J. Amend Section 605, Materials, joints and connection, subsection 605.3, Water
123 service pipe, by adding the following exception:

124
125 **Exception: Asbestos Cement water supply pipe shall not be permitted for**
126 **use in a new installation.**

127
128 Note: Language appearing in **bold** is to be added.

129
130 K. Amend Section 606, Installation of the building water distribution system, subsection
131 606.3, Access to valves, as follows:

132
133 606.3 Access to valves. ~~Access~~**Ready access** shall be provided to all required
134 full-open valves and shutoff valves.

135
136 Note: Language appearing in **bold** is to be added. Language appearing as
137 ~~stricken~~ is to be removed.

138
139 L. Amend Section 608, Protection of potable water supply, by adding new subsection
140 608.1.1, as follows:

141
142 **608.1.1 Public water supply protection. The public water supply**
143 **distribution system shall be protected from any cross connections. All**
144 **nonresidential customers shall install, maintain, and test yearly, a reduced**
145 **pressure principal backflow device. The device shall be installed as close**
146 **as possible to the point where the potable water service enters the building**
147 **or as approved by the water purveyor. No branch lines or taps will be**
148 **allowed between the water meter and the backflow device. The installation**
149 **of the backflow assembly shall be required as a condition for any new**
150 **nonresidential service and for permitted modifications to an existing**
151 **nonresidential service.**

152
153 Note: Language appearing in **bold** it to be added.

154
155 M. Amend Section 608, Protection of potable water supply, subsection 608.14, Location
156 of backflow preventers, as follows:

157
158 608.14 Location of backflow preventers. Access shall be provided to backflow
159 preventers as specified by the installation instructions of the approved
160 manufacturer. **All required backflow prevention devices shall be located at**
161 **the point of entrance to the building of the underground fire line if the total**
162 **distance from the prevention device to the point of connection to the city**
163 **main is 300 feet or less. If the underground fire service line exceeds 300**
164 **feet the backflow prevention device shall be located adjacent to the point of**
165 **connection, or as approved by the water purveyor. Location of backflow**
166 **preventers shall be such that ready access for service and testing is**
167 **achieved.**

Note: Language appearing in **bold** is to be added.

- N. Amend Section 608, Protection of potable water supply, subsection 608.16.4, Connections to automatic fire sprinkler systems and standpipe systems, as follows:

608.16.4 Connections to automatic fire sprinkler systems and standpipe systems. The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow by a double check–valve assembly or a reduced pressure principle backflow preventer.

Exceptions:

4. Where systems are installed as a portion of the water distribution system in accordance with the requirements of this Code and are not provided with a fire department connection, isolation of the water supply system shall not be required.
2. ~~Isolation of the water distribution system is not required for deluge, preaction or dry pipe systems.~~

Note: Language appearing as ~~stricken~~ is to be removed.

- O. Amend Section 608, Protection of potable water supply, subsection 608.16.5, Connection to lawn irrigation systems, as follows:

608.16.5 Connections to lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by ~~an atmospheric vacuum breaker, a pressure vacuum breaker assembly~~ **a double check valve** or a reduced pressure principle backflow prevention assembly. ~~Valves shall not be installed downstream from an atmospheric vacuum breaker.~~ Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle back-flow prevention device.

Note: Language appearing in **bold** is to be added. Language appearing as ~~stricken~~ is to be removed.

- P. Repeal the text of Section 608, Protection of potable water supply, subsection 608.17, Protection of individual water supplies, and replace with the following:

Section 608.17 Protection of individual water supplies. An individual water supply shall be located and constructed so as to be safeguarded against contamination, in accordance with standards established by the Springfield-Greene County Health Department, the water purveyor and/or the Missouri Department of Natural Resources, for all site requirements related to protection of individual water supply systems. The more restrictive provisions specified for health, safety and welfare shall apply whenever a conflict exists.

213 (The repealing of 608.17 includes the repealing of all subsections; 608.17.1
214 thru 608.17.8)

215
216 Note: Language appearing in **bold** is to be added.
217

218 Q. Amend Section 701, General, subsection 701.2, Sewer required, as follows:
219

220 Section 701.2 Sewer required. Every building in which plumbing fixtures are
221 installed and all premises having drainage piping shall be connected to a public
222 sewer, where available, or an approved private sewage disposal system in
223 accordance with the 2012 International Plumbing Code **and Article I, Zoning**
224 **Ordinance, of the Land Development Code of the City of Springfield. A**
225 **public sewer shall be considered available when it is within 200 feet of any**
226 **structure with plumbing fixtures and drainage piping.**
227

228 Note: Language appearing in **bold** is to be added.
229

230 R. Amend Section 903, Vent terminals, subsection 903.1 Roof extension, as follows:
231

232 903.1 Roof extension. All open vent pipes that extend through a roof shall be
233 terminated at least ~~(NUMBER)~~ **12 inches** ~~[(mm)]~~ above the roof, except that
234 where a roof is to be used for any purpose other than weather protection, the
235 vent extensions shall be run at least seven feet (2134 mm) above the roof.
236

237 Note: Language appearing in **bold** is to be added. Language appearing as
238 ~~stricken~~ is to be removed.
239

240 S. Amend Section 918, Air admittance valves, by adding new subsection 918.1.1, as
241 follows:
242

243 **918.1.1 Permitted locations. The use of air admittance valves shall be**
244 **permitted only in the remodel of existing buildings and shall not be**
245 **permitted in new structures and building additions, except for island**
246 **fixtures, unless prior approval is granted by the authority having**
247 **jurisdiction.**
248

249 Note: Language appearing in **bold** is to be added.
250

251 T. Amend Section 1003, Interceptors and separators, by adding new subsection
252 1003.2.1, as follows:
253

254 **1003.2.1 Design Standard and Sizing. All interceptors shall be Plumbing**
255 **and Drainage Institute (PDI) certified and sized in accordance with PDI or**
256 **manufacturer's design criteria. All noncertified devices shall be subject to**
257 **the approval of the authority having jurisdiction.**
258

Note: Language appearing in **bold** is to be added.

- U. Amend Section 1003, Interceptors and separators, subsection 1003.3.1, Grease interceptors and automatic grease removal devices required, as follows:

1003.3.1 Grease interceptors and automatic grease removal devices required. A grease interceptor or automatic grease removal device shall be required to receive the drainage from fixtures and equipment with grease laden waste located in food preparation areas, such as in restaurants, hotel kitchen, hospitals, school kitchens, bars, factory cafeterias and clubs. Fixtures and equipment shall include pot sinks, pre-rinse sinks; soup kettles or similar devices; work stations; floor drains or sinks into which kettles are drained; **mop sinks, kitchen floor drains, culinary sinks**; automatic hood wash units and dishwashers without pre-rinse sinks. Grease interceptors and automatic grease removal devices shall receive waste only from fixtures and equipment that allow fats, oils or grease to be discharged. Where the lack of space or other constraints prevent the installation or replacement of a grease interceptor, one or more grease interceptors shall be permitted to be installed on or above the floor and upstream of an existing grease interceptor.

Note: Language appearing in **bold** is to be added.

- V. Amend Section 1003, Interceptors and separators, by adding new subsection 1003.11, as follows:

1003.11 Sampling manhole. A sampling manhole shall be installed for all required interceptors in accordance with City of Springfield Public Works standard details to monitor the entire building, or individual tenant space.

Note: Language appearing in **bold** is to be added.

- W. Repeal all language referencing flood hazard areas in various sections and replace with the following:

All structures located within a designated flood hazard area shall comply with General Ordinance No. 5907, dated November 1, 2010.

Note: Language appearing in **bold** is to be added.

- X. The following Appendices shall, by adoption of the 2012 International Plumbing Code, be considered as part of this Code.

Appendix B, Rates of Rainfall for Various Cities
Appendix C, Vacuum Drainage System
Appendix D, Degree Day and Design Temperatures
Appendix E, Sizing of Water Piping System

305 Appendix F, Structural safety
306

307 Y. The following section of the International Green Construction Code shall be
308 considered an adopted part of the Plumbing Code:
309

310 **SECTION 707, RAINWATER COLLECTION AND DISTRIBUTION SYSTEMS.**
311

312 Note: Language appearing in **bold** is to be added.
313

314 Section 4 – Savings Clause. Nothing in this ordinance shall be construed to
315 affect any suit or proceeding now pending in any court or any rights acquired or liability
316 incurred nor any cause or causes of action accrued or existing, under any act or
317 ordinance repealed hereby, or shall any right or remedy of any character be lost,
318 impaired, or affected by this ordinance.
319

320 Section 5 – Severability Clause. If any section, subsection, sentence, clause, or
321 phrase of this ordinance is for any reason held to be invalid, such decision shall not
322 affect the validity of the remaining portions of this ordinance. The Council hereby
323 declares that it would have adopted the ordinance and each section, subsection,
324 sentence, clause, or phrase thereof, irrespective of the fact that any one or more
325 sections, subsections, sentences, clauses, or phrases be declared invalid.
326

327 Section 6 – Penalty Clause. Any person violating any of the provisions of this
328 ordinance, or failing to comply with any order issued pursuant to any section thereof, or
329 who shall erect, construct, alter or repair a building, structure or system in violation of an
330 approved plan or directive of the Code Official or of a permit or certificate issued under
331 the provisions of these Codes, shall be guilty of a violation of a municipal ordinance and
332 upon conviction thereof shall be punished as provided for in Section 1-7 of the City
333 Code, except that any fine imposed shall not be less than Two Hundred Dollars (\$200)
334 for the first offense, Four Hundred Dollars (\$400) for the second offense, and Five
335 Hundred Dollars (\$500) for every offense thereafter. Each day that a violation
336 continues, after a service of notice as provided for in these Codes, shall be deemed a
337 separate offense. Notice as set forth in Section 36-1267 shall not be required in order
338 to prosecute a person for a violation of any provision of this article or these Codes,
339 except such notice shall be required to prosecute a person for failure to comply with an
340 order.
341

342 Section 7 – This ordinance shall be in full force and effect from and after May 1,
343 2012.
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351 Passed at meeting: March 26, 2012

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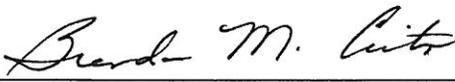
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Passed at meeting: March 26, 2012



Mayor

Attest: , City Clerk

Filed as Ordinance: March 26, 2012

Approved as to form:  Assistant City Attorney

Approved for Council Action:  City Manager

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Affected Agency Notified: _____
Emergency Required: _____
Budget Adjust. Required: _____
Board Rec. Required: _____
Public Hearing: _____
Sponsor: _____
Date: _____

EXPLANATION TO COUNCIL BILL NO. 2012-071

ORIGINATING DEPARTMENT: BUILDING DEVELOPMENT SERVICES

PURPOSE: To amend certain Sections of Chapter 36, Article III of the Springfield City Code known as the Land Development Code, to provide the City of Springfield with the most recent Plumbing Code.

BACKGROUND AND REMARKS: The current plumbing code enforced by the City is the 2006 International Plumbing Code. With the adoption of the 2012 International Plumbing Code, the City will be adopting the most up-to-date, nationally recognized plumbing code. The provisions contained within this ordinance do not unnecessarily increase construction costs; do not restrict the use of new materials, productions, or methods of construction; and do not give preferential treatment to particular types or classes of materials, products, or methods of construction.

The Building Development Services Department has met with representatives of the local design and construction industry over the course of the past nine months to discuss the ramifications of adopting this new code. Comments were requested from designers, electricians, plumbers, mechanical contractors, gas fitters, general contractors, developers, and others that may be affected by the adoption of this code. The language of this ordinance was placed on the City website for review by the members of the Home Builders Association, Springfield Contractors Association, Missouri Society of Professional Engineers, the local chapter of the American Institute of Architects, and the Development Issues Input Group. Discussions with the Development Issues Input Group resulted in a consensus to move forward with the adoption of this code, provided a mechanism is put in place to allow the staff of Building Development Services to consider alternative design standards and practices beyond those described in the 2012 International Plumbing Code.

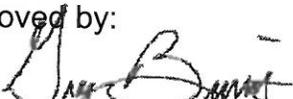
This provision has been made as part of the compilation of the administrative chapters of the codes being adopted. The compilation is known as Article XII, Administrative and Enforcement of Codes, of the Land Development Code.

Submitted by:



Building Development Services

Approved by:



City Manager