

Chapter 17.28 PLUMBING CODE

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17.28.010 Applicability.

A. This chapter governs all work done and materials used:

- 1. In introducing, extending or maintaining a supply of water or any appurtenances to the supply of water in any building, lot, premises or establishment;**
- 2. In connecting or repairing any system of drainage into which foul wastewater or surplus water gas, vapor or other fluid is discharged or proposed to be discharged from any building, lot, premises, or establishment into any public or private sewer or drain, pit, box, disposal field or an**

other receptacle or into any natural or artificial course;

3. Except as otherwise provided by this code, in excavating any public or private street, avenue, road, alley, thoroughfare, highway or space for the purpose of connecting a building lot, premise or establishment with any service pipe, house sewer, public or private sewer or drain or any other underground structure, except illuminating gas and electric service;

4. In ventilating any house sewer or any fixture or appurtenance connected to a house sewer;

5. In performing all classes of work usually done by plumbers and drain layers.

B. Nothing in this section, however, includes the repairing of leaks in water pipes, provided there is no interference created with the original designs or construction. (Prior code § 6-36)

17.28.020 National Standard Plumbing Code--Adopted.

The 2003 National Standard Plumbing Code Illustrated published by the Plumbing-Heating-Cooling Contractors--National Association is hereby adopted as the Plumbing Code of the City of Annapolis with the following amendments:

A. Page 9, add language to Principle No. 7:

All other new or substantially remodeled structures for human habitation or use shall be equipped with sufficient sanitary facilities. For commercial structures, sanitary facilities shall be located on all floors. Sanitary facilities shall be accessible within the building interior to the users within the working space or public hallways or corridors. Sanitary facilities shall not be shared between tenants spaces.

B. Page 137, add language to 5.4.2: Cleanouts in private or public vehicle driveways.

1. Whenever possible, cleanouts shall not be located within private or public driveways subject to vehicle traffic. If required, provide heavy duty cleanout to meet city standards, subject to approval.

C. Page 147, 6.1.1 and 6.1.2: strike in its entirety and substitute the following:

6.1.1 Design

1. A grease interceptor is required in restaurants, hotel kitchens, bars, cafeterias or restaurants, clubs, or other establishments that have food preparation, (except in special cases as may be determined by the administrative authority). The size of the interceptor shall be determined by the administrative authority but not less than a minimum of 500 gallon size and shall be located outside accessible for cleaning and pumping unless approved otherwise by the administrative authority. All waste except toilet waste shall discharge through the interceptor. A minimum of one 6 inch cast iron sampling cleanout shall be provided at the property line.

2. Oil and sand interceptors shall be provided when, in the opinion of the administrative authority they are necessary for the proper handling of oily waste, flammable waste, sand, solids and other ingredients harmful to the building drainage system, the public sewer or sewerage treatment plant or process.

3. Interceptors shall be installed in accordance with City specifications.

D. On page 148, strike Section 6.2.1 in its entirety and substitute the following:

6.2.1 Sizes Up to 50 GPM

1. Commercial dishwashers may need to be modified as to not affect the operation of the interceptor as approved by the administrative authority.

2. New commercial food waste grinders are prohibited; but when currently existing must be routed through the interceptor. If effluent is unable to meet the environmental requirements of the sewer the food waste grinder must be removed in its entirety.

3. Prohibited discharge through interceptor are water cooled equipment.

E. On page 193, at end of Section 9.1.5.a. add the following:

Food and drink establishments--provide hot and cold water frostproof hose bibbs at all garbage can, trash, dumpster and food and trash compactor areas.

F. On page 87, at the end of Section 3.4.1, add the following:

All potable water piping shall be copper L tubing or greater underground, copper M tubing or greater above grade. See Utility Code for ductile iron for large water service piping.

G. On page 88, at the end of each of the sections 3.5.1, 3.5.2, and 3.5.3, add the following language:

Waste piping, building sewer, drain and vent piping below grade must be cast iron bell and spigot type with long turn fittings service weight or greater, or polyvinyl chloride PVC schedule 40 or heavier or with long-term fittings, or hard temper copper tube type DWV or heavier. When ferrous threaded joints are used underground, they shall be coal-tar coated or equivalent approved protection when installed. The foregoing notwithstanding, waste piping, building sewer, drain, and vent piping below grade with less than five (5) feet of cover in heavy traffic areas, must be cast iron bell and spigot type service weight or greater.

H. On page 226, in Section 10.12.4.d., add the following language:

Each dwelling unit shall have an accessible valve to shutoff the water supply to the dwelling unit without stopping the supply in other dwelling units from outside the dwelling, unless approved otherwise by the Code Official.

I. On page 240, in Section 10.15.9.a., add the following language:

Provide safety/drip pans under all washers, water heaters and above ceiling mounted air conditioners to collect possible condensation overflow or water leakage. Hook up primary and secondary condensate lines and discharge to outside at grade when possible. The discharge lines to the pans shall be 1 1/2 inch diameter.

j. On page 173, in Section 7.15.2, add the following language:

Air gap fitting shall be required on all residential type dishwashing machines unless preapproved by the administrative authority.

K. On page 215, in Section 10.5.6.b., strike the period and add the following language:
unless otherwise required to be more frequently by the administrative authority.

L. On page 215, in Section 10.5.6., add the following subsections:

g. Any time that repairs to backflow prevention assemblies are deemed necessary, whether through annual or required testing, or routine inspection by consumer or by the City of Annapolis these repairs must be completed within a specified time in accordance with the degree of hazard not to exceed: health hazard 7 days and non health hazard 21 days.

h. All backflow assembly test equipment must be approved by the City. All test equipment shall be checked for accuracy annually (at minimum) and the tester may be required to submit a certificate of calibration to be filed with the City.

i. Knowingly making any false statement on any report or other document required by this chapter is subject to enforcement in accordance with this chapter.

M. On page 140, in Section 5.4.6.b., add the following language:

Property line clean out must be cast iron (service weight or greater) at finish grade level. At base of the clean out riser where connected to building sewer, property line clean out must be encased in concrete of at least eight (8) inches or greater.

(Ord. O-28-04 § 1 (part), 2004; Ord. O-38-01 § 1 (part); Ord. O-73-94 § 1 (part); prior code § 6-2 (part))

17.28.030 National Standard Plumbing Code--Variations from national provisions.

(Repealed by O-28-04)

17.28.040 Plumbing Code--Conflicting provisions.

In the event of any inconsistencies between the provisions of the 2003 National Standard

Plumbing Code Illustrated and the City Code, the more stringent shall govern. (Ord. O-28-04 § 1 (part), 2004: Ord. O-38-01 § 1 (part): prior code § 6-26 (part))

17.28.042 Buildings more than three stories.

Plastic piping shall be prohibited for use in buildings greater than three stories. (Ord. O-38-01 § 1 (part))

17.28.045 Recycled wastewater--Water conservation.

Recycled wastewater-laundromats, auto laundries and similar establishments may be subject to wastewater recycling as established by the administrative authority. (Ord. O-38-01 § 1 (part))

17.28.050 Plumber license--Required.

No person shall do work as a master plumber or journeyman plumber in the City without first applying for and receiving a license from the Director of Neighborhood and Environmental Programs or his or her designee upon payment of an annual fee as established by resolution of the City Council for a master plumber and journeyman plumber. (Ord. O-26-03 § 1 (part): Ord. O-38-01 § 1 (part): Ord. O-16-99 § 1 (part): Ord. O-53-94 § 1 (part): prior code § 6-27)

17.28.060 Plumber license--Bond.

(Repealed by O-73-94)

17.28.070 Plumber license--Use by another.

No person carrying on the plumbing business shall allow that person's name to be used by any other person, directly or indirectly, to obtain a permit, send in notices, make returns or to do any work under the person's license. Violations of this section are sufficient cause for withholding all permits from the guilty person and further are sufficient cause for recommendations for the permanent revocation of the license held by the violator. (Prior code § 6-29)

17.28.080 Permit--Required.

No plumbing system, no bathtub, washbowl, sink or water closet, urinal or any other plumbing or drainage fixture shall be installed, altered or removed, no drainage connection of any kind shall be made and no sewer, house drain, soil pipe, waste pipe, vent pipe or water-supply pipe shall be placed, connected, altered or removed in or about any building or structure without a permit signed by the Director of Neighborhood and Environmental Programs or his or her designee; provided, however, that no permit is required for the repair of water leaks, where there is no interference with the original design of construction. All applications for permits shall be submitted in writing on forms prescribed by the Director of Neighborhood and Environmental Programs or his or her designee and shall be signed by a currently licensed master plumber. (Ord. O-26-03 § 1 (part): Ord. O-38-01 § 1 (part): Ord. O-54-95 § 1 (part): prior code § 6-30)

17.28.090 Permit--Fees--Schedule.

The charges for issuance of permits are the sum of a connection charge, a capital facility charge a capital facility assessment charge and an installation charge. The charges shall be recommended to the City Council by the Director of Public Works and collected by the Director of Neighborhood and Environmental Programs. The schedule of fees shall be established by resolution of the City Council.

A. Connection Charges.

B. Capital Facility and Capital Facility Assessment Charges. Capital facility and capital facility assessment charges shall be based on equivalent residential units. An equivalent residential unit is two hundred fifty gallons per day. No less than one equivalent residential unit shall be charged.

1. An individual residential dwelling unit is one equivalent residential unit.

2. A shopping center's equivalent residential units shall be determined by multiplying 0.16 gallon per square foot per day times the enclosed square footage of the facility and dividing by two hundred fifty gallons per day per residential unit.

3. Industrial, commercial and institutional facilities' equivalent residential units shall be determined by dividing the average estimated water consumption or sewage flow as appropriate in gallons by two hundred fifty gallons per residential unit. Average estimated consumption of sewage flow will be determined by the Director of Neighborhood and Environmental Programs or his or her designee. Appeals to the determination from errors of fact are permitted but not from sources of reference or method of study per residential unit. Water consumption shall be that drawn in normal use from the City supply and sewage flow shall be that discharged to the City sewer system. Industrial wastes of unusual strength or character may be assessed additional residential units as determined by the Director of Neighborhood and Environmental Programs or the director or his or her designee may require pretreatment to remove heavy metals or other deleterious materials prior to discharge of the waste to the City sewer system.

4. Combined commercial, industrial and institutional facilities' equivalent residential units shall be determined by summing the fee for the individual functional areas.

5. Capital facility charge.

6. Capital facility assessment charge.

a. The unpaid balances of either or both the sewer and water capital facility assessment charges may be paid at the owner's option, discounted at the rate of three and three-fourths percent per annum;

b. A person who purchases a home in the urban renewal project area and who previously reside in the home either as an owner or renter continuously for six months immediately prior to the acquisition of the home by the urban renewal authority, is exempt from the payment of the capital facilities assessment charge.

7. Capital facilities and capital facilities assessment charges shall be used exclusively to pay for either or both the capital improvements and retirement of bonds on the wastewater treatment facility or systems and water systems or facilities and not to supplement user rates.

8. When the use and occupancy of a structure is changed, the Director of Neighborhood and Environmental Programs or his or her designee shall determine if the water consumption or sewage discharge has changed materially from the previous use. Any significant increase in usage or discharge may require assessment of capital facilities and capital facility assessment charges as outlined in this subsection.

C. Installation Charges.

1. Reinspection Fee. A fee as established by resolution of the City Council must be paid before another inspection is made, if, for the original inspection, one or more of the following occurred:

a. Requesting party called for inspection, but work was not ready;

b. Requesting party was not on site;

c. Building was locked;

d. Safety features not on site;

e. Approved drawings not on site.

D. State Road Opening or Tunneling. For any connection in which a state road must be opened or tunneled, the charges set out in this section for public sewer and water supply connections shall be increased by the additional cost of the work as estimated and approved by the Director of Neighborhood and Environmental Programs or his or her designee.

E. Master Plumber and Gasfitter. Master plumbers who currently are registered in the City and who also are registered master gasfitters in the City shall be charged as established by resolution of the City Council for the additional gas connection for gas hot water heaters; otherwise, the gas connection for gas hot water heaters must be made by a registered master gasfitter at the regular rates.

F. Sizes Not Shown. Charges for any sizes not shown in this section shall be determined by the Director of Neighborhood and Environmental Programs or his or her designee.

G. Capital Facility Extension Fee. Any capital facility extension fees shall be used exclusively to pay for either or both the capital improvements and retirement of bonds on the wastewater treatment facility or systems and water systems or facilities and not to supplement user rates.

H. The City Council may designate by resolution certain areas in the City of Annapolis to be

revitalization areas. In adopting such a resolution, the City Council shall take into consideration the following factors as they apply to the area:

1. The availability, cost, and condition of business facilities;
2. The age and number of substandard structures;
3. The income of residents relative to State or regional median incomes, including the number of persons who are welfare recipients or unemployed;
4. The extent of unemployment and the availability in the area of jobs for residents of the area;
5. The need for small businesses to locate in the area in order to upgrade the social and economic conditions of the designated neighborhood; and
6. Support from community and business organizations.

I. When a property lies in a designated revitalization area, the capital facility charge shall, at the request of the owner, be payable as follows: forty percent prior to the issuance of any permit; twenty percent prior to the first anniversary of the earliest permit issuance; twenty percent prior to the second anniversary of the earliest permit issuance; final twenty percent prior to the third anniversary of the earliest permit issuance.

J. In lieu of the payment of a connection charge and a capital facility charge as set forth in this section, an amount of money equal to or greater than the aggregate of those charges may be expended for the purpose of the placement of electrical lines or any other existing above ground utilities lines, underground. The placement of such electrical lines and any other existing utilities underground, shall be subject to the determination by the Director of Public Works that the structure(s) to be connected to the City's water, wastewater system, or both water and sewer systems shall generate an amount equal to or less than the usage of either water, sewer, or both as the case may be, than the last use of the property upon which the structure(s) are intended to be built. (Ord. O-14-04 § 1 (part), 2004; Ord. O-26-03 § 1 (part); Ord. O-38-01 § 1 (part); Ord. O-16-99 § 1 (part); Ord. O-52-95 § 1 (part); Ord. O-53-94 § 1 (part); Ord. O-23-91 § 1; Ord. O-27-9 § 1 (part); Ord. O-11-89 § 1; Ord. O-35-85 § 1; Ord. O-27-85 § 1; Ord. O-16-85 § 1; Ord. O-15-8 § 1; prior code § 6-31)

17.28.095 Letter of credit.

An irrevocable letter of credit in a form acceptable to the Director of Neighborhood and Environmental Programs, issued by an accredited financial institute guarantying full payment of the amount of the deferred capital facility charge shall be filed with the Department of Neighborhood and Environmental Programs or his or her designee prior to the issuance of any permit. (Ord. O-26-03 § 1 (part); Ord. O-38-01 § 1 (part); Ord. O-52-95 § 1 (part))

17.28.100 Permit--Fees--Payment.

A. Where any assessment provided in Section 17.28.090 is imposed, annual installments shall be billed and payable immediately upon receipt of the bill. If payment is not made within ninety days after the billing, interest shall be added at the same rate as charged on delinquent real estate taxes. Any of the installments may be prepaid at any time.

B. The installments, and the interest on the installments, constitute liens on the property charged until paid, and if any installment is not paid within ninety days of its billing date, at the option of the Director of Finance, the entire unpaid balance shall be immediately due and payable. The lien of the unpaid installments shall be subordinate only to the lien of State, County and City taxes, and payment of the unpaid installments shall be enforced at the same time and in the same manner as the taxes. Upon the institution of any foreclosure or tax sale proceedings or title transfer by deed as a result of sale, with respect to a property subject to a lien for the installments, the unpaid balance immediately shall become due and payable. (Prior code § 6-31.1)

17.28.110 Permit--Term.

A permit for plumbing or drainage work is valid for work commenced within a period of one hundred twenty days after its issuance or if the authorized works is suspended or abandoned for a period of six months after the time of commencing the work. The maximum duration of a

plumbing permit is two years from the issue date; except if related to a building permit, the plumbing permit shall expire on expiration of the building permit unless specified otherwise. (Ord. O-54-95 § 1 (part); Ord. O-53-87 § 1 (part); prior code § 6-33)

17.28.120 Work conformance and supervision.

The conditions of permits for plumbing or drainage work shall be complied with and the work shall be performed under the direction of a master plumber, with the exception of the installation of water conditioning units, which may be installed under the direction of a water conditioning installer, if the installer holds a valid and current license and is insured and bonded, according to the requirements of the Maryland State Board of Well Drillers. (Prior code § 6-34)

17.28.130 Plumbing Board.

There is a Plumbing Board which shall make recommendations on the enforcement of the City Plumbing Code. The board shall consist of three members who shall serve a term of three years, each term commencing on July 1st of the year in which the appointment is made, unless sooner removed for cause by the City Council. The members shall be appointed by the Mayor and confirmed by the City Council from a list of one or more members of the Master Plumbers' Association of Annapolis if a list is submitted by the association not later than June 1st of the year in which the appointment is to be made. (Revised during 1985 codification; prior code § 6-35 (part))

17.28.140 Enforcement.

The Director of Neighborhood and Environmental Programs shall enforce the Plumbing Code and shall issue citations relating to municipal infractions in the Plumbing Code. (Ord. O-26-03 § 1 (part); Ord. O-38-01 § 1 (part); prior code § 6-35 (part))

17.28.150 Plumbing Code violation.

A person who violates the Plumbing Code is guilty of a municipal infraction and is subject to a fine as established by resolution of the City Council. (Ord. O-5-04 § 1 (part), 2004: Ord. O-38-01 § 1 (part); Ord. O-27-90 § 1 (part))

17.28.160 Violation--Termination of water service.

The City may terminate or cause to be terminated water service to any premises if a discharge of water causes or threatens to cause a condition of contamination, pollution, health risk or nuisance to the public water supply. This act is also subject to a municipal infraction fine as established by resolution of the City Council. (Ord. O-5-04 § 1 (part), 2004: Ord. O-38-01 § 1 (part))