

ORDINANCE NO. 1476

AN ORDINANCE REPEALING AND RE-ENACTING CHAPTER 21 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION COVERING PLUMBING AND ADOPTING BY REFERENCE THE UNIFORM PLUMBING CODE, 1973 EDITION PROMULGATED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, EXCEPT AS DELETED.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That Chapter 21 of the Code of Ordinances of the City of Grand Junction is hereby repealed and re-enacted as follows:

ARTICLE

ADOPTION OF UNIFORM PLUMBING CODE BY REFERENCE

21-1. There is hereby adopted by reference as the plumbing code for the City of Grand Junction, the Uniform Plumbing Code, 1973 Edition, promulgated by the International Association of Plumbing and Mechanical Officials, 5032 Alhambra Avenue, Los Angeles, California, including the appendices thereto except Chapters 12 and 13 and except Appendices E and F.

a. In the adoption of the Code by reference, three certified copies of the code shall be placed with the city clerk for inspection by members of the public during business hours and prior to the adoption of the Code in accordance with statutory statement and a notice of hearing to consider the adoption of such code shall be published as required by statute.

b. The penalty for violating the provisions of the code as well as the other provisions of the plumbing ordinance shall be a fine not exceeding Three Hundred Dollars (\$300.) or imprisonment for a term not exceeding ninety days or both such fine and imprisonment at the discretion of the court in addition to other remedies available for enforcement of the Code of Ordinance.

ARTICLE II

APPLICATION AND SCOPE AND ADMINISTRATION

Sec. 21-2. APPLICATION AND SCOPE.

The provisions of the Uniform Plumbing Code, and it may be from time to time amended, shall apply to all new construction, relocated buildings, and to any alterations, repairs, or re-construction, except as provided for otherwise in this code.

Sec. 21-3. ADMINISTRATIVE AUTHORITY AND ASSISTANTS.

Whenever the term "administrative authority" is used in the code it shall be construed to mean the Building Inspector or his authorized representative.

Sec. 21-4. ASSISTANTS

Whenever the term "assistants" is used in the code, it shall be construed to mean the Building Inspector's.

Sec. 21-5. DUTIES OF THE ADMINISTRATIVE AUTHORITY

The Administrative Authority shall maintain public office hours necessary to efficiently administer the provisions of the code and amendments thereto and shall perform the following duties:

- a. Require submission of, examine and check plans and specifications, drawings, descriptions, and/or diagrams necessary to show clearly the character, kind and extent of work covered by applications for a permit and upon approval thereof shall issue the permit applied for.
- b. Keep a permanent, accurate account of all fees for permits issued and other monies collected and received as provided by the code, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location or premises to which they relate.
- c. Administer and enforce the provisions of the code in a manner consistent with the intent thereof and shall inspect all plumbing and drainage work authorized by any permit to assure compliance with provisions of the code or amendments thereto, approving or condemning said work in whole or in part as conditions require.
- d. Issue upon request a Certificate of Approval for any work approved by him.
- e. Condemn and reject all work done or being done or materials used or being used which do not in all respects comply with the provisions of the code and amendments thereto.
- f. Order changes in workmanship and/or materials essential to obtain compliance with all provisions of the code.
- g. Investigate any construction or work regulated by the code and issue such notices and orders as provided in Section 21-7.
- h. Keep a complete record of all the essential transactions of his office.
- i. Transfer all fees collected by him to the proper authority provided by law to receive such funds.
- j. Maintain an official register of all persons, firms or corporations lawfully entitled to carry on or engage in the business of plumbing or to labor at the trade of plumbing to whom a Plumber's Certificate of Quali-

fication has been issued in accordance with provisions of this Ordinance.

Sec. 21-6.- RIGHT OF ENTRY.

The Administrative Authority and Assistants shall carry proper credentials of their respective office, upon exhibition of which they shall have the right of entry, during usual business hours, to inspect any and all buildings and premises in the performance of their duties.

Sec. 21-7. DANGEROUS AND UNSANITARY CONSTRUCTION.

a. Any portion of a plumbing system found by the Administrative Authority to be unsanitary as defined herein is hereby declared to be a nuisance.

b. Whenever brought to the attention of the department having jurisdiction that any unsanitary conditions exist or that any construction or work regulated by the code is dangerous, unsafe, unsanitary, a nuisance or a menace to life, health or property or otherwise in violation of the code, the said department may request an investigation by the Administrative Authority who, upon determining such information to be fact, shall order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use or maintenance thereof or to repair, alter, change, remove or demolish same as he may consider necessary for the proper protection of life, health or property and in the case of any gas piping or gas appliance may order any person, firm or corporation, supplying gas to such piping or appliance to discontinue supplying gas thereto until such piping or appliance is made safe to life, health or property.

Every such order shall be in writing, addressed to the owner, agent or person responsible for the premises in which such condition exists and shall specify the date or time for compliance with such order.

c. Refusal, failure or neglect to comply with any such notice or order shall be considered a violation of this code.

d. When any plumbing system is maintained in violation of the code and in violation of any notice issued pursuant to the provisions of this section of where a nuisance exists in any building or on a lot on which a building is situated, the Administrative Authority shall institute any appropriate action or proceeding in any court of competent jurisdiction to prevent, restrain, Correct, or abate the violation or nuisance.

Sec. 21-8. VIOLATIONS AND PENALTIES.

It shall be unlawful for any person to violate, disobey, omit, neglect, refuse or fail to comply with or resist the enforcement of any provision of the code, or commit any act or omission declared to be a misdemeanor, and where no specific penalty is provided therefor, the

violation of any provisions of the code shall be punished by a fine not exceeding three hundred dollars (\$300.) or imprisonment for a term not exceeding ninety days or by both such fine and imprisonment in the discretion of the court. Unless otherwise indicated, each day or portion thereof of violation of any provision of this code shall constitute a separate offense.

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of the code. No permit presuming to give authority to violate or cancel the provisions of the code shall be valid, except insofar as the work or use which it authorized is lawful.

The issuance or granting of a permit or approval of plans shall not prevent the Administrative Authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations being carried on thereunder when in violation of the code or of any other ordinance or from revoking any certificate of approval when issued in error.

Every permit issued by the Administrative Authority under the provisions of the code shall expire by limitation and become null and void, if the work authorized by such permit is not commenced within sixty (60) days from date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred twenty (120) days. Before such work can be recommenced a new permit shall be first obtained so to do, and the fee therefor shall be one-half of the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided, further, that such suspension or abandonment has not exceeded one (1) year.

Sec. 21-9. PERMIT REQUIRED.

a. It shall be unlawful for any person to install, alter, or cause to be installed, or altered, any plumbing, drainage piping work, or any fixture or treating equipment in a building or premises without first obtaining a permit to do such work from the Administrative Authority.

b. A separate permit shall be obtained for each building or structure.

c. No person shall allow any other person to do or cause to be done any work under a permit secured by a permittee except persons in his employ.

Sec. 21-10. WORK NOT REQUIRING PERMIT.

No permit shall be required for the clearing of

stoppages or the repairing of leaks in pipes, valves or fixtures, when such repairs do not involve or require the rearrangement of pipes, or fixtures.

Sec. 21-11. TO WHOM PERMITS MAY BE ISSUED.

a. No permit shall be issued to any person to do or cause to be done any work regulated by the code, except to a person holding a valid unexpired and unrevoked Plumbing Contractor's Certificate of Qualification or Registration as required by Section 21-5 j. of this Ordinance, except when and as otherwise hereinafter provided in this section.

b. A permit may be issued to a properly licensed person not acting in violation of any current contractor licensing law.

c. A permit may be issued to any person to do work on his own property; provided however, that such permit shall not be requested or issued to such owner if he is constructing for resale. The construction and sale of more than one dwelling per year shall be prima facie evidence that such construction was for resale.

Sec. 21-12. APPLICATION FOR PERMIT.

Any person legally entitled to apply for and receive a permit shall make such application on forms provided for that purpose. He shall give a description of the character of the work proposed to be done, and the location, ownership, occupancy and use of the premises in connection therewith. The Administrative Authority may require plans, specifications or drawings and such other information as he may deem necessary.

If the Administrative Authority determines that the plans, specifications, drawings, descriptions or information furnished by the applicant is in compliance with the code, he shall issue the permit applied for upon payment of the required fee as hereinafter fixed.

Sec. 21-13. COST OF PERMIT.

Every applicant for a permit to do work regulated by the code shall state in writing on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection, therewith, together with such information, pertinent thereto as may be required.

Such applicant shall pay for each permit issued at the time of issuance, a fee in accordance with the following schedule, and at the rate provided for each classification shown herein.

Any person who shall commence any work for which

a permit is required by the code without first having obtained a permit therefor shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by this section for such work, provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the Administrative Authority that such work was urgently necessary and that it was not practical to obtain a permit therefor before the commencement of the work. In all such cases a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, a double fee as herein provided shall be charged.

For the purpose of this section a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture. Fees for reconnection and retest of existing plumbing systems in relocated buildings shall be based on the number of plumbing fixtures, gas systems, water heaters, etc., involved.

When interceptor traps or house trailer site traps are installed at the same time as a building sewer on any lot, no sewer permit shall be required for the connection of any such trap to an appropriate inlet fitting provided in the building sewer by the permittee constructing such sewer.

When a permit has been obtained to connect an existing building or existing work to the public sewer or to connect to a new private disposal facility, backfilling or private sewage disposal facilities abandoned consequent to such connection is included in the building sewer permit.

SCHEDULE OF FEES

For issuing each permit	\$2.00
In Addition	
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefor)	1.50
For each building sewer and each trailer park sewer	5.00
Rainwater systems -- per drain.	2.00
For each industrial waste pre-treatment interceptor (including its trap and vent) excepting kitchen type grease interceptors functioning as fixture traps	1.00
For installation, alteration or repair of water piping and or water treating equipment	1.50
For repair or alteration of drainage or vent piping	1.50
For each lawn sprinkler system on any one meter including backflow protection devices therefor	3.00

For vacuum breakers or backflow protective devices on tanks, vats, etc. or for installation on unprotected plumbing fixtures including necessary water piping;

One (1) to five (5)	2.00
Over five (5)30

Sec. 21-14. ALL WORK TO BE INSPECTED.

All plumbing and drainage systems shall be inspected by the Administrative Authority to insure compliance with all the requirements of the code.

Sec. 21-15. NOTIFICATION.

It shall be the duty of the persons doing the work authorized by the permit to notify the Administrative Authority orally or in writing, that said work is ready for inspection. Such notification shall be given not less than twenty-four (24) hours before the work is to be inspected.

It shall be the duty of the person doing the work authorized by the permit, to make sure that the work will stand the tests prescribed elsewhere in the code, before giving the above notification.

ARTICLE III

SUPERVISION OF WORK AND LICENSING OF PLUMBERS

Sec. 21-16. PLUMBING WORK DEFINED.

The term "plumbing work" as herein used, covers labor and material for all water pipes from curb cocks in the streets and through premises and buildings; all pipes used to ventilate sewerage systems in buildings to a distance of three feet outside of foundation wall; all material and work used in new construction or reconstruction, alteration or placing of new or replacing of old pipe, to conduct water to and from and to distribute in and out or about any building for any use of any kind which may be discharged into drains or sewers; also all repairs or connections on aforesaid pipes, fixtures and appurtenances.

Sec. 21-17. AUTHORITY TO STOP WORK.

All plumbing work in the process of construction, alteration or repair, shall be under the supervision of the building inspector, who is hereby empowered to stop such work when it is being done contrary to the provisions of the code, and it shall be unlawful for any person to proceed further with said work until provisions to correct deficiencies are approved.

Sec. 21-18. DEFINITIONS.

For the purpose of this article the words and phrases used herein are defined to have the following meaning:

Apprentice: is a helper defined to be any person other than a master plumber or a journeyman plumber duly licensed under this Ordinance in plumbing work; and who shall be at all times in a subordinate position and never in responsible charge of any plumbing work.

Journeyman Plumber: is hereby defined to be any person licensed under this Ordinance, other than a master plumber, who as his principal occupation is engaged in the practical installation, alteration, repair or removal of plumbing.

Master Plumber: is hereby defined to be any person skilled in the planning, superintending and practical installation of plumbing and who is familiar with the laws, rules and regulations governing the same.

Sec. 21-19. LICENSE REQUIRED.

It shall be unlawful to engage in plumbing work as defined in Section 2-1 as a business in the city without first securing from the city clerk a plumbing contractor's license, or do any plumbing work as a master or journeyman plumber except as hereinafter specified; provided that this section shall not be construed to prohibit an owner in person from doing plumbing, provided for in Section 21-11 either new or repair work, in or upon his own property, provided that such work passes the inspection and approval of the building inspector and that such owner has previously obtained a permit therefor.

Sec. 21-20. MASTER'S LICENSE REQUIRED.

Any person desiring to engage in or work at the business of installing plumbing, or who shall install plumbing in connection with the dealing in or selling of plumbing materials and supplies shall be required to have a plumbing contractor's license and shall be or have in his employ a licensed master plumber.

Sec. 21-21. APPLICATION FOR LICENSE.

Any person desiring a license as a plumber shall make application therefor to the City Clerk.

Sec. 21-22. BOND REQUIRED.

Any person desiring a license as a plumbing contractor shall have in effect a good and sufficient surety bond in the sum of one thousand dollars (\$1,000.00) payable to the City, conditioned that he will save and keep harmless the City and all persons therein, of and from all accidents, damages and loss which may accrue to the City or any of its inhabitants, by reason of his failure to comply with the code or by reason of his carelessness or negligence in connection with any plumbing work.

Sec. 21-23. STATE LICENSE REQUIRED.

No person shall be issued a plumber's license unless he has been licensed as a master or journeyman plumber by the State of Colorado.

Sec. 21-24. LICENSE FEES.

The annual fee for a master plumber's license shall be two dollars (\$2.00). The annual fee for a journeyman plumber's license shall be one dollar (\$1.00). The annual fee for a plumbing contractor's license shall be twenty-five dollars (\$25.00).

Sec. 21-25. MASTER TO BE IN CHARGE OF WORK.

a. Except as otherwise provided for home owners doing their own work, all installations of plumbing

under the provisions of this Ordinance shall be in charge of a master plumber at all times, who shall be responsible for the proper installation of all such work.

b. No journeyman plumber, unless in the employ of a master plumber, will be permitted to do any plumbing work without first having taken out a master plumber's license.

c. No apprentice shall do any plumbing work in assisting a master plumber or journeyman plumber, or otherwise, except under the supervision of and in the presence of a duly licensed plumber; and no person shall engage or permit any helper to do any plumbing work except as herein permitted and provided.

Sec. 21-26. REVOCATION OF LICENSE FOR VIOLATIONS.

If a master plumber is convicted of a violation of any of the provisions of this Ordinance, in addition to the other penalties provided, his license may be revoked.

Sec. 21-27. BOARD OF ADJUSTMENT AND APPEALS AND PERIODIC REVIEW

Authority: The board is hereby authorized:

- a. To hear and decide appeals from orders, requirements, decisions, or determinations by the building inspector.
- b. To reverse or affirm any order, requirement, decision or determination appealed from, but only in variances relating to materials and alternate methods.
- c. Every six months a review of the plumbing code will be made to assure constant updating of the code to provide for the use of new materials, methods and interpretations.

This may be requested by any licensed plumbing contractor at any time deemed necessary.

PASSED and ADOPTED this 21st day of November, 1973.

/s/Stanley R. Anderson
President of the Council

ATTEST:

/s/Neva B. Lockhart
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1476, was introduced, read and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 5th day of September, 1973, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 23rd day of November, 1973.

/s/Neva B. Lockhart
City Clerk

Published: September 11, 1973
Final Publication: