

EXCERPT FROM THE CODE OF THE CITY OF JACKSON

Sec. 11-3. - Plumbing code.

(a) That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Jackson, being marked and designated as the International Plumbing Code, 2015 Edition, as published by the International Code Council, is hereby adopted as the Plumbing Code of the City of Jackson in the State of Missouri for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Jackson and providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of said plumbing code on file in the office of the City of Jackson are hereby referred to, adopted and made a part hereof as if fully set out herein, unless otherwise amended in chapter 41 of the Code of Ordinances of the City of Jackson.

(b) The following sections of the 2015 International Plumbing Code are hereby revised as follows:

(1) *Section 101.1. Title.* Section 101.1 is hereby revised by inserting as 'NAME OF JURISDICTION' the 'City of Jackson, Missouri.'

(2) *Section 106.5.1. Approved construction documents.* Section 106.5.1 is hereby revised to read as follows:

106.5.1. Approved construction documents. When the code official issues the permit where construction documents are required, the construction documents shall be endorsed in writing and stamped 'ACCEPTED.' Such accepted construction documents shall not be changed, modified or altered without authorization from the code official. Work shall be done in accordance with the approved construction documents.

(3) *Section 106.5.3. Expiration.* Section 106.5.3 is hereby revised to read as follows:

106.5.3. Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit. All permits shall expire one year from the date of issuance. The code official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

(4) *Section 106.5.4. Extensions.* Section 106.5.4 is hereby deleted in its entirety.

(5) *Section 106.6.2. Fee schedule.* Section 106.6.2 is hereby revised to read as follows:

106.6.2. Fee schedule. The fees for all plumbing work shall be as indicated in Chapter 11, Article II, Division 3, of the Code of Ordinances of the City of Jackson, Missouri.

(6) *Section 106.6.3. Fee refunds.* Section 106.6.3 is hereby revised by deleting the following numbered items in their entirety.

2. Not more than [SPECIFY PERCENTAGE] percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

3. Not more than [SPECIFY PERCENTAGE] percent of the permit fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

(7) *Section 108.4. Violation penalties.* Section 108.4 is hereby revised to read as follows:

108.4. Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the

approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(8) *Section 108.5. Stop work orders.* Section 108.5 is hereby revised to read as follows:

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 code 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) or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment.

(9) *Section 109. Means of Appeal.* Section 109 of the International Plumbing Code is amended by replacing said section in its entirety and replacing said Section 109 with the following:

SECTION 109. MEANS OF APPEAL

109.1. Appeal. Any person shall have the right to appeal a decision or interpretation of the building or code official to the Zoning Board of Adjustment and may do so in the same manner as provided by Chapter 65 of the Code of Ordinances of the City of Jackson, Missouri. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served.

(10) *Section 305.4.1. Sewer depth.* Section 305.4.1 is hereby revised to read as follows:

305.4.1. Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of twenty-four inches (24") below finished grade at the point of septic tank connection. Building sewers shall be a minimum of twenty-four inches (24") below grade.

(11) *Section 710.3. Minimum sewer pipe size.* Section 710.3 is hereby added to read as follows:

710.3. Minimum sewer pipe size. Notwithstanding any other provisions of this code, no building shall have a building sewer pipe of less than four inches (4") in diameter nor shall any portion of the drainage system installed underground or below a basement or cellar be less than two inches (2") in diameter.

(12) *Section 903.1. Roof extension.* Section 903.1 is hereby revised to read as follows:

903.1. Roof extension. All open vent pipes that extend through a roof shall be terminated at least twelve inches (12") above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

(c) That all reference to board of appeal set out in the International Plumbing Code shall mean the board of adjustment of the city.

(d) That all references in the International Plumbing Code to the ICC Electrical Code shall mean the National Electrical Code (NEC) 2014 (as set forth in section 11-5 of the Code of Ordinances of the City of Jackson), unless otherwise amended in chapter 41 of the Code of Ordinances of the City of Jackson, Missouri.

(Ord. No. 2969, § 1, 3-5-90; Ord. No. 3401, § 1, 4-3-95; Ord. No. 05-114, § 1, 9-19-05; Ord. No. 12-37, § 1, 6-4-12; Ord. No. 17-78, § 1, 12-18-17)