



City of West Allis

Ordinance: O-2015-0048

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number: O-2015-0048

Final Action:

Sponsor(s): Safety & Development Committee

OCT 06 2015

An ordinance to repeal and recreate subsections 16.52, 16.54(2), 16.62(5), 16.62(14) and 16.63 of the City of West Allis Revised Municipal Code, Chapter 16, Plumbing Code, relative to allowing plumbing permits for replacement fixtures to be issued to homeowners.

The Common Council of the City of West Allis do ordain as follows:

PART I. Subsection 16.52 of the City of West Allis Revised Municipal Code is hereby repealed and recreated to read as follows:

16.52 Plumbing Permit by Master Licensed Plumber.

(1) Only a Master Plumber licensed by the State of Wisconsin Department of Safety and Professional Services may apply for and be issued a plumbing permit except as otherwise stated in paragraph (2) or elsewhere in this Code. A plumbing contracting firm applying for a permit shall have a properly licensed State of Wisconsin Master Plumber employed by the firm. The Master Plumber shall be responsible for code compliance regarding all plumbing work and shall submit a plumbing permit that includes the signature of the Master Plumber responsible for code compliance.

(2) A property owner of a single family dwelling, owned and occupied by him or her as his or her home, may apply for and be issued a plumbing permit for replacement of fixtures at that same dwelling only. The owner may replace the following fixtures: toilets, sinks, faucets, sump pumps, hose bibs, shower stalls, bath tubs, laundry sinks, dishwashers, garbage disposals, and refrigerators with water lines. An owner may not relocate fixtures in a manner that requires relocation, alteration, removal or addition to existing hard piped drains, vents or water lines. The owner shall be responsible to ensure that all work is installed in compliance with this Code. The owner shall be responsible to obtain electrical permits as required in Chapter 14 of this Code.

PART II. Subsection 16.54(2) of the City of West Allis Revised Municipal Code is hereby repealed and recreated to read as follows:

16.54 Issuance of Permit.

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(2) If upon examination it is found that the information on the application is complete, the Plumbing Inspector shall issue a plumbing permit, provided that the permit holder agrees and expressly states that (s)he has been employed to perform the installation or is a home owner of a single family dwelling and resides at said dwelling, is fully capable and in possession of knowledge and ability to design, lay out, install, alter or replace the work designated in the application, in accordance with the regulations of this Code, and with all other ordinances and laws pertinent thereto, and will install plumbing equipment as described in the application for a plumbing permit in a safe, legal and workmanlike manner.

PART III. Subsections 16.62(5) and (14) of the City of West Allis Revised Municipal Code are hereby repealed and recreated to read as follows:

16.62 Schedule of Plumbing Permit Fees.

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(5) Fixtures and Fixture Outlets:

(a) New, remodel or capping: \$15.00 per outlet.

This schedule shall apply to the following list of fixtures or appliances and includes first inspection: sinks, dishwashers, garbage disposers, bath tubs, showers, wash basins, wash fountains, laundry tubs, automatic washer valves, water closets, urinals, refrigerators, counters, deep freeze cases, drink fountains, bars, soda fountains, funnel connections, water softeners, water filters, sill cocks, water-cooled air conditioners, or any other appliances connected with the water supply or drainage systems, floor drains, area drains, catch basins, oil separators, grease traps, manholes, sampling manholes, sumps, ejectors, drain tile receivers, roof drains, conductors, or any receptacle discharging waste into sanitary or storm sewer systems and any other fixture or plumbing device not listed herewith.

(b) Homeowner replacement fixtures per RMC 16.52(2): \$25 per fixture.

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(14) Minimum permit fee (except affidavit and homeowner replacement permits):

(a) One- or Two-family use properties: \$75.00

(b) Non-one- or two-family use properties: \$100

PART IV. Subsection 16.63 of the City of West Allis Revised Municipal Code is hereby repealed and recreated to read as follows:

16.63 Affidavit Permit. A plumbing permit for the installation of a single fixture or appliance in a one or two family use property only, may be exempted from inspections with the signature of the master plumber on the permit application. For this type of permit, the master plumber certifies that the installation conforms to all applicable regulations and will be performed in a safe, legal and workmanlike manner. The

Plumbing Inspector may periodically inspect certain affidavit permits to insure code compliance. An Affidavit Permit may not be issued to a homeowner who is obtaining a permit through section 16.52(2) of this code.

PART V. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART VI. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED OCT 06 2015

APPROVED 10/13/15

Monica Schultz
Monica Schultz, City Clerk

Dan Devine
Dan Devine, Mayor