



City of West Allis

Legislation Text

File #: O-2005-0003, Version: 1

An Ordinance to amend Section 16.06, 16.07, and 16.08 of the Plumbing Code Pertaining to Permits, Fees and Inspections.

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

PART I. Sections 16.06, 16.07 and 16.08 of the Plumbing Code are amended to read as follows:

Chapter XVI
PLUMBING CODE

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16.06 RESERVED

16.07 PERMITS FOR PLUMBING

- (1) Permits Required. No person shall perform or permit the performance of any plumbing of any kind without first making application for and being issued a plumbing permit by the Plumbing Inspector and it shall be unlawful to do any plumbing without a permit, with the exception of regulated in (2).
- (2) Permit Exception. Nothing contained in this chapter will prohibit the elimination of leaks, removal of obstruction in soil, waste, and supply pipes, the restoration or minor repair of defective valves, faucets, or similar appliances to an efficient operating condition by persons other than licensed plumbers. This exception does not include the installation of vertical or horizontal lines of soil, waste, vent, supply or interior leader (conductor) pipes. Repairs involving the replacement of a single faucet or water closet ballcock not involving the extension or replacement of a supply, waste or vent system can be made without a permit. All work allowed without a permit shall be installed in compliance with the Code.
- (3) Plumbing Without Permits. No person may install, alter, extend, move, or remove any plumbing, plumbing system, lay any drain pipe, make any attachment to any drain, sewer, or manhole, or do any work whatsoever in connection with any sewer leading into any city sewers, or to any river, lake or stream, without first obtaining a permit from the Plumbing Inspector. Any person violating this regulation shall be subject to penalty pursuant to Section 16.16 of this Chapter.
- (4) Licensed Plumbing Contractor. Only Master Plumbers licensed by the State of Wisconsin Department of Commerce may apply for and be issued a plumbing permit. Plumbing contracting firms applying for plumbing permits 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, complete with his signature.
- (5) Stop Work Order.
 - (a) When it is found that any plumbing installation is being made, or that any plumbing

device, equipment, or fixture required by this code is being installed contrary to the provisions of this code, or that such plumbing installation, device, equipment or fixture is dangerous or unsafe, the Plumbing Inspector may issue or cause to be issued a stop work order. Any person violating this regulation shall be subject to penalty pursuant to Section 16.16 of this Chapter.

(b) Such stop work order shall be in writing and shall be served upon the owner of such property, a duly authorized agent or the person responsible for such work. The stop work order shall set forth the reasons why such work is being stopped and the provisions of the code being violated.

(c) A stop work order shall be posted in a conspicuous place upon the premises and it shall be unlawful for any person to remove such order or to perform any work on the plumbing installation, device, equipment, or fixtures, so long as the stop work order shall remain.

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(6) Schedule of Permit Fees

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(e) Affidavit Permit. 1 or 2 family use properties only; for single fixture or appliance replacement installation. No inspection required. The contractor certifies by signature on the application that the installation will be performed in a safe, workmanlike manner and will conform to all regulations.

This shall be the only work covered by this permit. \$40.00/Minimum

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(o) Work started before permit issued (except emergencies)

Triple Permit Fee
\$100.00/Minimum

(p) Minimum permit fee for any permit except affidavit permit

\$65.00/Minimum

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(7) 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 excepted 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.

(8) Issuance of Permit. To obtain a plumbing permit, a State of Wisconsin Licensed Master Plumber shall first file an application for permit with the Plumbing Inspector. The application form shall be provided by the Department of Building Inspections. The application shall state the name of the owner of the property, the address of the premises where the work is proposed, a description of all work proposed and other information as may be requested by the Plumbing Inspector. Required fees, as prescribed by the Code, shall accompany the application.

(a) No plumbing work shall be performed until a plumbing permit application has been submitted, the permit fee has been paid, and the permit has been issued by the Department of

Building Inspections & Zoning.

- (b) The Plumbing Inspector may require plumbing plans to be submitted prior to permit approval. Submittal requirements may include, but are not limited to: plans, drawings, specifications, schedules, calculations, literature, and/or other materials such as samples or test reports as may be necessary to determine compliance of the proposed installation with the Plumbing Code.
- (c) For other than one- and two-family use properties, plans designed by a Master Plumber or other as allowed by the State of Wisconsin Plumbing Code, shall be submitted for approval. The Inspector may wave plan submittal. Where State Code requires plan submittal for State review and approval, one set of approved plans shall be submitted for permit issuance. One set of approved plans shall be kept on the construction site at all times.
- (d) A fee may be assessed for plan review in accordance with the fee schedule.
- (e) No other plumbing work shall be done except work as described in the application for a permit. Additional work, not listed on the original permit shall require a new permit to be secured prior to starting the new work.
- (f) In the case of emergency work, the plumbing contractor doing or causing such work to be done shall report the same to the Plumbing Inspector immediately, and may secure a plumbing permit thereafter. All such work shall be in accordance with the provisions of this Code.

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16.08 INSPECTION

- (1) Inspection of Plumbing Work by Plumbing Permit. Upon the completion of any installation, alteration, or replacement of plumbing equipment which requires a permit, it shall be the duty of the permit holder of the installation, alteration, or replacements to notify the Plumbing Inspector who may inspect the installation, alteration, or replacement as soon thereafter as practicable. When any plumbing work requiring a permit is to be concealed by the permanent placement of parts of the building, the licensee installing the plumbing shall notify the Plumbing Inspector to that effect, and such work shall not be concealed until after it has been inspected and approved by the Plumbing Inspector. On installations where the concealment of plumbing proceeds continuously, the permit holder installing the plumbing work shall give the Plumbing Inspector due notice and inspection may be made periodically during the progress of the work as directed by the inspector.
- (2) Unsafe Conditions, Owner Responsibility.
 - (a) The Plumbing Inspector is authorized to inspect any building, structure, dwelling unit or equipment thereon which is reported or found to have plumbing systems or parts thereof that are in violation of the plumbing code or that are damaged, dangerous, unsafe, unsanitary, or unfit for human habitation. The Plumbing Inspector, upon presentation of proper credentials, may enter at any reasonable time, any building, structure, or premises to enforce this code.
 - (b) The Plumbing Inspector is authorized to issue a Notice or Order upon the property owner to correct any violation of the plumbing code observed by such inspector. The property owner shall promptly authorize correction of code violations.
 - (c) The Plumbing Inspector is authorized to Order the discontinued occupancy or use of a building, structure, dwelling, or equipment if, in the inspectors judgment, the building, structure, dwelling, or equipment is unsafe, dangerous, unsanitary, or unfit for human habitation. An Order is to be issued upon the owner and persons occupying or using the building, structure, dwelling unit, or equipment. An Order to discontinue occupancy or use shall identify the code violation that causes the building, structure, dwelling unit, or equipment to be unsafe, dangerous,

unsanitary, or unfit for human habitation. The Director of the Department of Building Inspections may also order the installation of temporary safeguards and upon installation of such safeguards, may permit the occupancy or use to continue or resume on a limited basis until code violations have been corrected. If the building, structure, dwelling unit, or equipment can be made safe or fit for human habitation by repairs, the Order shall specify a time to make repairs.

(d) The owner of the property is responsible for correction of violations issued by the Plumbing Inspector in a Notice or Order. The Plumbing Inspector is authorized and may commence and prosecute legal action in municipal or circuit court.

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

PART III. This ordinance shall take effect and be enforced from and after its passage and publication and the schedule of fees shall take effect on February 28, 2005.