ANALYSIS

This ordinance repeals those provisions of Title 28 - Plumbing Code of the Los Angeles County Code, which had incorporated portions of the 2007 Edition of the California Plumbing Code by reference, and replaces them with provisions incorporating by reference portions of the 2010 California Plumbing Code, published by the California Building Standards Commission, with certain changes and modifications. Unless deleted or modified herein, the previously enacted provisions of Title 28 continue in effect.

State law requires that the County's Plumbing Code impose the same requirements as are contained in the building standards published in the most recent edition of the California Plumbing Code except for changes or modifications deemed reasonably necessary by the County because of local climatic, geologic, or topographic conditions.

The changes and modifications to requirements contained in the building standards published in the 2010 California Plumbing Code which are contained in this ordinance are based upon express findings contained in the ordinance, that such changes are reasonably necessary due to local climatic, geologic, or topographic conditions.

This ordinance also makes certain modifications to the administrative provisions of Title 28.

ANDREA SHERIDAN ORDIN
County Counsel

BY
MARK T. YANAI
Principal Deputy County Counsel
Property Division

MTY:vn

07/08/10 (Requested)

10/12/10 (Revised)

HOA.730522.3

ORDINANCE NO. 2010-0055

An ordinance amending Title 28 - Plumbing Code of the Los Angeles County Code by adopting portions of the 2010 California Plumbing Code, by reference, with certain changes and modifications, and making other revisions thereto.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Sections 120 through 132 of Chapter 1, Chapters 2 through 15, and Appendices A, B, D, G, I, and K, which incorporate by reference and modify portions of the 2007 California Plumbing Code, are hereby repealed.

SECTION 2. Chapter 1 is hereby amended to read as follows:

CHAPTER 1

ADMINISTRATION

100 ADOPTION BY REFERENCE.

Except as hereinafter changed or modified, Sections ~~102~~1.2 through ~~114~~1.14 of Chapter 1, Division I of that certain Plumbing Code known and designated as the ~~2007~~2010 California Plumbing Code as published by the California Building Standards Commission, are adopted by reference and incorporated into this Title 28 of the Los Angeles County Code as if fully set forth below, and shall be known as Sections ~~120~~119.1.2 through ~~132~~119.1.14, respectively, of Chapter 1 of Title 28 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through ~~15~~16A and Appendices A, B, D, G, I, and K of that certain Plumbing Code known and designated as the ~~2007~~2010 California Plumbing Code as published by the California Building

Standards Commission, are adopted by reference and incorporated into this Title 28 of the Los Angeles County Code as if fully set forth below, and shall be known as Chapters 2 through ~~15~~16A, and Appendices A, B, D, G, I, and K of Title 28 of the Los Angeles County Code.

A copy of the 2010 California Plumbing Code shall be at all times maintained by the Chief Plumbing Inspector for use and examination by the public.

101.0 General provisions.

. . .

101.5 Use of terms. Whenever the term "Chief Plumbing Inspector~~,~~" or "Plumbing Inspector"~~ or "Authority Having Jurisdiction"~~ is used in this Code, other than in Section 101.4, such term shall be construed to mean the "Director of the Department of Public Works" of the County of Los Angeles or his or her authorized representative.

Whenever the term "Authority Having Jurisdiction" is used in this Code, such term shall be construed to mean the following:

1. For purposes of administering the requirements of Title 28, Appendix K relating to the plan approval of private sewage disposal systems or plan approval of any construction activity impacting a private sewage disposal system, the Authority Having Jurisdiction shall be the Health Officer;

2. For purposes of administering the provisions of Chapter 1, Section 101.3.1 of this Code solely to the extent that the Authority Having Jurisdiction has discretion to approve deviations from the provisions of this Code for alterations, repairs, or

renovations of existing private sewage disposal systems, the Authority Having Jurisdiction shall be the Health Officer;

3. For purpose of administering the provisions of Chapter 1, Section 101.3.3 of this Code solely to the extent that the Authority Having Jurisdiction has authority to determine that a private sewage disposal system is dangerous, unsafe, insanitary, or a nuisance and a menace to life, health, or property, the Authority Having Jurisdiction shall be the Health Officer;

4. For all other purposes, the term "Authority Having Jurisdiction," when it is used in this Code, shall be construed to mean the Chief Plumbing Inspector.

. . .

101.9 Board of Appeals.

. . .

Appeals shall be made in writing to the Chief Plumbing Inspector, no later than 60 days from the date of the action being appealed from. ~~and t~~The appellant may appear in person before the Board or be represented by an attorney and may introduce evidence to support his claims. Appeals shall be heard at reasonable times at the convenience of the Board~~ but not later than 30 days after receipt thereof~~.

. . .

103.0 Permits.

. . .

103.9 Application for permit.

. . .

An ~~A~~applications for a permit~~s for which~~shall expire if no permit is issued within one year following the date of application~~shall be deemed withdrawn and the Chief Plumbing Inspector shall take no further action thereon~~. Plans and specifications previously submitted may thereafter be returned to the applicant or destroyed by the Chief Plumbing Inspector. The Chief Plumbing Inspector may ~~extend this period for an additional period not exceeding~~grant up to two extensions of up to 180 days per extension, beyond the initial one year period upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented the applicant from taking the actions requested by the Chief Plumbing Inspector and upon the payment of an extension fee ~~equal~~as determined by the Chief Plumbing Inspector, not to exceed 25 percent of the plan check fee. ~~No permit application shall be extended more than once.~~ Once an application and any extension thereof have expired, the applicant shall resubmit plans and specifications and pay a new plan checking or review fee.

. . .

103.12 Investigation Fee.

. . .

103.12.2 Alternate Materials and Method of Construction.

In compliance with Section 301.2 of this Code regarding the use of an alternate material or method of construction, an application shall be submitted in writing to the Chief Plumbing Inspector together with a filing fee of $210.20. When actual staff review

exceeds two hours, an additional fee of $105.10 per hour shall be charged for each hour or fraction thereof in excess of two hours.

. . .

SECTION 3. Section 609.7 is hereby amended to read as follows:

Nothing contained in this ~~c~~Code shall be construed to prohibit the use of all or part of an abutting or adjacent lot or lots to:

. . .

SECTION 4. Section 713.1 is hereby amended to read as follows:

713.1 Every building in which plumbing fixtures are installed and every premises having drainage piping thereon shall have a connection to a public or private sewer, except as provided in Sections ~~101.4.1.3~~101.3.3, 713.2, and 713.4.

SECTION 5. Section 721.0 is hereby amended to read as follows:

. . .

721.3 If the public sewer does not extend to a point from which each building on a lot or parcel of land large enough to permit future subdivision can be independently served, the property owner shall construct a public sewer as required by the Los Angeles County Sanitary Sewer and Industrial Waste Ordinance to provide adequate sewerage for each such possible parcel.

Exception: When the Authority Having Jurisdiction finds that the character of a lot is such that no further subdivision can be reasonably anticipated, or the use is such as to preclude subdivision, or where the owner has executed a covenant stating that the lot or parcel of land together with all improvements thereon will be maintained as a unit

and that before any subdivision is made or any portion of said lot is transferred to another owner, separate sewerage facilities as hereinbefore required in this Section will be installed, the drainage system of all buildings may be connected to a common building sewer or private sewage disposal system. The covenant shall be recorded, by the owner, in the office of the Department of Registrar-Recorder as part of the conditions of ownership of said property. Such agreement shall be binding on all heirs, successors, and assigns to said property.

This exception shall apply only while the whole of such lot remains in one undivided ownership. Upon the transfer of any portion of such lot other than the whole thereof, to another owner, whether such transfer is made before or after the operative date of the ordinance adding this provision, the exception shall cease and a person shall not use or maintain any building or structure except in compliance with the provisions of this Code. As used in this Section, a sale, foreclosure, or contract to sell by the terms of which the purchaser is given the right of possession shall be deemed a transfer.

SECTION 6. Section 728.0 is hereby added to read as follows:

728.0 Building Sewer Connection Requirements.

728.1 Size. That portion of the building sewer extending from the public sewer to the property line shall be not less than four (4) inches (100 mm) in internal diameter.

728.2 Depth. When laid within the limits of any public thoroughfare when the public sewer is sufficiently deep, no building sewer shall be less

than six (6) feet (1.8 m) below grade. Whenever practicable, the alignment and grade of each building sewer shall be straight from the public sewer to the property line.

728.3 Taps and saddles. Whenever it becomes necessary to connect a building sewer to a public sewer at a point where no branch fitting has been installed in the public sewer, such connection shall be made as required by the Los Angeles County Sanitary Sewer and Industrial Waste Ordinance.

728.4 Connection to trunks. Whenever required, an approved-type unvented running trap shall be installed in each building sewer which is connected directly to a trunk sewer by any means whatsoever. Each such running trap shall be installed in the building sewer between the house drain or drains and the connection to the trunk sewer. A T-type cleanout shall be installed in the building sewer immediately below the running trap. This cleanout need not be extended to grade. Every running trap and cleanout shall be located on the lot served by the building sewer.

728.5 Street widening. Where a future street or road-widening area has been established by the master plan of highways or in any other manner, all work installed in such area shall conform to the requirements established in this or other related ordinances for work on public property.

728.6 Main line required. Building sewer construction shall conform to the requirements of main line sewers as set forth in the Los Angeles County Sanitary Sewer and Industrial Waste Ordinance when either of the following conditions exist:

1. Where the Authority Having Jurisdiction requires such construction because of the character or quantity of the sewage or industrial waste to be discharged.

2. Where the sewer is designed to be, or proposed to be, dedicated to the County of Los Angeles at the present or any future time.

SECTION 7. Section K 3.0 of Appendix K is hereby amended to read as follows:

K 3.0 Area of Disposal Fields and Seepage Pits.

. . .

(3) No excavation for a leach line or leach bed shall extend within ~~five (5) feet (1,524 mm)~~ten (10) feet (3048 mm) of ~~the~~ground water ~~table~~ nor to a depth where sewage may contaminate the underground water stratum ~~that is useable for domestic purposes~~.

Exception: ~~In areas where the records or data indicate that the ground waters are grossly degraded, the five (5) foot (1524 mm) separation requirement may be reduced by the Authority Having Jurisdiction.~~When approved by the Authority Having Jurisdiction, this distance may be reduced to five (5) feet (1.5 m) from ocean water. The applicant shall supply evidence of ground water depth to the satisfaction of the Authority Having Jurisdiction.

(4) The minimum effective absorption area in any seepage pit shall be calculated as the excavated side wall area below the inlet exclusive of any hardpan, rock, clay, or other impervious formations. The minimum required area of porous formation shall be provided in one or more seepage pits. No excavation shall extend

within ten (10) feet (3048 mm) of ~~the~~ground water ~~table~~ nor to a depth where sewage may contaminate underground water stratum ~~that is useable for domestic purposes~~.

Exception: ~~In areas where the records or data indicate that the ground waters are grossly degraded, the ten (10) foot (3048 mm) separation requirement may be reduced by the Authority Having Jurisdiction~~When approved by the Authority Having Jurisdiction, this distance may be reduced to five (5) feet (1.5 m) from ocean water.

. . .

SECTION 8. Section K 4.0 of Appendix K is hereby amended to read as follows:

K4.0 Percolation Test.

. . .

(C) When a percolation test is required, the proposed system shall have the capability to absorb a quantity of clear water in a 24-hour period equal to at least five times the liquid capacity of the proposed septic tank. ~~n~~No private disposal system shall be permitted to serve a building if that test shows the absorption capacity of the soil is less than 0.83 gallons per square foot (33.8 L/m2) or more than 5.12 gallons per square foot (208 L/m2) of leaching area per 24 hours. If the percolation test shows an absorption rate greater than 5.12 gallons per square foot (208 L/m2) per 24 hours, a private disposal system may be permitted if the site does not overlie ground waters protected for drinking water supplies, a minimum thickness of two (2) feet (610 mm) of the native soils below the entire proposed system is replaced by loamy sand, and the system design is based on percolation tests made in the loamy sand.

SECTION 9. Section K 6.0 of Appendix K is hereby amended to read as follows:

K6.0 Disposal Fields.

. . .

(E) Where two (2) or more drain lines are installed, an approved distribution box of sufficient size to receive lateral lines shall be installed at the head of each disposal field. The inverts of all outlets shall be level, and the invert of the inlet shall be at least one (1) inch (25.4 mm) above the outlets. Distribution boxes shall be designed to ensure equal flow and shall be installed on a level concrete slab in natural or compacted soil.

Distribution boxes shall be coated on the inside with a bituminous coating or other approved method acceptable to the Authority Having Jurisdiction.

. . .

(H) ~~When the quantity of sewage exceeds the amount that can be disposed in five hundred (500) lineal feet (152.4 m) of leach line, a dosing tank shall be used. Dosing tanks shall be equipped with an automatic siphon or pump that discharges the tank once every three (3) or four (4) hours. The tank shall have a capacity equal to sixty (60) to seventy-five (75) percent of the interior capacity of the pipe to be dosed at one time. Where the total length of pipe exceeds one thousand (1000) lineal feet (304.8 m), the dosing tank shall be provided with two (2) siphons or pumps dosing alternately and each serving one-half (1/2) of the leach field.~~Automatic syphon or dosing tanks shall be installed when required or as permitted by the Authority Having Jurisdiction.

. . .

SECTION 10. Section K 7.0 of Appendix K is hereby amended to read as follows:

K7.0 Seepage Pits.

. . .

(B) Multiple seepage pit installations shall be served through an approved distribution box or be connected in series ~~by means of a water tight connection laid on undisturbed or compacted soil; the outlet from the pit shall have~~. When connected in series, the effluent shall leave each pit through an approved vented leg fitting extending at least twelve (12) inches (305 mm) ~~below the inlet fitting~~downward into such existing pit and having its outlet flow line at least six (6) inches below the inlet. All pipe between pits shall be laid with approved watertight joints.

SECTION 11. Section K 10.0 of Appendix K is hereby amended to read as follows:

K 10.0 Inspection and Testing.

(A) **Inspection.**

(1) Applicable provisions of Section ~~103.5~~104.0 of this ~~c~~Code and this appendix shall be complied with. Plans may be required per Section ~~101.3~~102.1 of this ~~c~~Code.

. . .

(5) Disposal fields and seepage pits shall not be installed in uncompacted fill.

SECTION 12. Section K 11.0 of Appendix K is hereby amended to read as follows:

K 11.0 Abandoned Sewers and Sewage Disposal Facilities.

. . .

(F) No excavation for an abandoned sewer or sewage facility shall be left unattended at any time unless the permittee shall have first provided a suitable and adequate barricade to assure public safety.

SECTION 13. Table K-2 of Appendix K is hereby amended to read as follows:

TABLE K-2

CAPACITY OF SEPTIC TANKS*

Single-family dwellings** Number of Bedrooms	Multiple Dwelling Units or Apartments--One Bedroom Each	Other Uses: Maximum Fixture Units Served Per Table 7-3	Minimum Septic Tanks Capacity in Gallons (liters)
. . .	. . .	. . .	. . .

. . .

** Applies to mobile homes not installed in a mobile home park.

SECTION 14. Table K-3 of Appendix K is hereby amended to read as follows:

TABLE K-3

ESTIMATED WASTE/SEWAGE FLOW RATES

. . .

Type of Occupancy	Unit Gallons (liters) Per Day
. . .	. . .
11. Laundries, self service (minimum 10 hours per day) Commercial	~~50 (189.3) per wash cycle~~300 per machine Per manufacturer's specifications
. . .	. . .
14. Parks~~, mobile homes~~ picnic parks (toilets only) recreational vehicles -- without water hookup with water and sewer hookup	~~250 (946.3) per space~~ 20 (75.7) per parking space 75 (283.9) per space 100 (378.5) per space
15. Restaurants – cafeterias ~~toilet~~ ~~kitchen waste~~ ~~add for garbage disposal~~ ~~add for cocktail lounge~~ ~~kitchen waste – Disposal service~~	~~20 (75.7) per employee~~50 (189.3) per seat ~~7 (26.5) per customer~~ ~~6 (22.7) per meal~~ ~~1 (3.8) per meal~~ ~~2 (7.6) per customer~~ ~~2 (7.6) per meal~~
. . .	. . .

~~**(A) Recommended Design Criteria.** Sewage disposal systems sized using the estimated waste/sewage flow rates should be calculated as follows:~~

~~(1) Waste/sewage flow, up to 1,500 gallons/day (5,677.5 L/day) Flow x 1.5 = septic tank size.~~

~~(2) Waste/sewage flow, over 1,500 gallons/day (5,677.5 L/day) Flow x 0.75 + 1,125 = septic tank size.~~

~~(3) Secondary system shall be sized for total flow per 24 hours.~~

~~(B) Also see Section K-2 of this appendix.~~

SECTION 15. Table K-4 of Appendix K is hereby amended to read as follows:

TABLE K-4

DESIGN CRITERIA OF FIVE TYPICAL SOILS

Type of Soil	**Required sq. ft. of leaching area/100 gals. (m^2/L)**	**Maximum absorption capacity in gals/sq. ft. of leaching area for a 24 hr. period (L/m^2)**
. . .	. . .	. . .
Sandy loam ~~or Sandy clay~~	40 (0.010)	2.5 (101.8)
Sandy clay	60 (0.015)	1.66 (67.9)
Clay with considerable sand or gravel	. . .	. . .

SECTION 16. Table K-5 of Appendix K is hereby amended to read as follows:

TABLE K-5

Require Sq. Ft. of Leaching Area/100 Gals. Septic Tank Capacity	**Maximum Septic Tank Size Allowable**		
	(m^2/L)	Gallons	(Liters)
. . .	. . .	. . .	. . .
40	. . .	. . .	. . .
60	(0.015)	3,500	(13,247.5)
90	(0.022)	~~3,500~~3000	(~~13,249~~11,355.0)
. . .	. . .	. . .	. . .

SECTION 17. The provisions of this ordinance contain various changes, modifications, and additions to the 2010 Edition of the California Plumbing Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Building Standard Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code, contained in this ordinance, which are not administrative in nature, are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles as more particularly described in the table set forth below.

Plumbing Code Amendments

CODE SECTION	CONDITION	EXPLANATION
K3.0	Geological, Topographical,	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
K4.0(C)	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
K6.0(E)	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.

CODE SECTION	CONDITION	EXPLANATION
K6.0(H)	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
K7.0(B)	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
K10.0(A)(5)	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.
K11.0(F)	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.
Table K-3	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions, sewer capacity, and sewage treatment.
Table K-4	Geological, Topographical	To establish consistency with requirements of the County Health Department, for sewer capacity, and sewage treatment due to local soil conditions.
Table K-5	Geological, Topographical	To establish consistency with requirements of the County Health Department for sewer capacity, and sewage treatment, due to local soil conditions.

SECTION 18. This ordinance shall become operative on January 1, 2011.

[TITLE28MYCC]

SECTION 19. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.

Gloria Molina
Chair

ATTEST:

Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of November 23, 2010 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

	Ayes		Noes
Supervisors	Mark Ridley-Thomas	Supervisors	None
	Zev Yaroslavsky		
	Don Knabe		
	Michael D. Antonovich		
	Gloria Molina		

Effective Date: December 23, 2010

Operative Date: January 1, 2011

Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:
ANDREA SHERIDAN ORDIN
County Counsel

By Leela Kapur
Leela Kapur
Chief Deputy County Counsel

S:\Ordinances\County Counsel\2010\2010-0055