

O-2023-16

AN ORDINANCE

AN ORDINANCE REPEALING AND REENACTING CHAPTER 14.05 OF TITLE 14 OF THE LAKEWOOD MUNICIPAL CODE, INCLUDING ADOPTING BY REFERENCE THE 2021 EDITION OF THE INTERNATIONAL CODE COUNCIL'S INTERNATIONAL PLUMBING CODE, INCLUDING APPENDICES B, C, D, AND E, WITH DELETIONS AND AMENDMENTS AS SET FORTH BELOW, AND ESTABLISHING PENALTIES FOR VIOLATION THEREOF

WHEREAS, Public Works Department Staff, including the Building Official and City Engineer, have presented for adoption by reference the 2021 International Plumbing Code, including amendments and modifications thereto, to replace the current versions thereof;

WHEREAS, the City of Lakewood Board of Appeals was established by Lakewood Municipal Code section 14.12.010 and charged with reviewing proposed additions, changes or amendments to the City's building codes and to make recommendations to the City Council with respect to the adoption thereof;

WHEREAS, the Board of Appeals has reviewed, considered, and recommended for adoption the 2021 edition of the International Plumbing Code, including the amendments and modifications set forth herein;

WHEREAS, approval of this ordinance on first reading is intended only to confirm that the City Council desires to comply with the Lakewood Municipal Code by setting a public hearing to provide City staff and the public an opportunity to present evidence and testimony regarding the proposal; and

WHEREAS, approval of this ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies the proposal.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. Chapter 14.05 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.05.010 International Plumbing Code, 2021 Edition, adopted by reference generally.

In accordance with Colorado Revised Statutes Section 31-16-201, *et seq.*, and the Lakewood City Charter, the International Plumbing Code of the International Code Council, 2021 Edition, including Appendices B, C, D, and E, herein after "International Plumbing Code," is hereby adopted by reference, subject to the deletions, amendments, and additions contained herein. The intent of this code is

to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the State of Colorado Plumbing Code conflict with requirements herein, the most restrictive shall apply.

14.05.020 Purpose of International Plumbing Code.

The purpose of the International Plumbing Code is to protect the public health and safety by regulating the installation, alteration or repair of plumbing and drainage systems and providing for the inspection thereof within the City of Lakewood. The subject matter of the International Plumbing Code is the installation, alteration or repair of plumbing and drainage systems and the inspection thereof.

14.05.040 Local amendments to certain provisions of the International Plumbing Code.

Certain provisions of the International Plumbing Code, as indicated herein, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection 101.1 is deleted.
2. Subsection 101.2 is amended by deleting the exception.
3. Section 103 is deleted.
4. Section 109 is replaced with the following:
109 Fees. Fees and valuation for permits required by this Code shall be as specified in Section 14.01.060 of the Lakewood Municipal Code.
5. Section 114 is replaced with the following:
114 Board of Appeals. Persons aggrieved under this Chapter 14.05 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in chapter 14.12 of the Lakewood Municipal Code.
6. Section 115.4 is deleted.

B. The provisions of Chapter 3 shall include the following amendments:

1. Subsection 305.4.1 is replaced with the following:
305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below finished grade.
2. Subsection 312.9 shall remain and read as follows:
312.9 Shower liner test. Where shower floors and receptors are made water tight by the application of materials required by section 421.5.2, the completed liner installation shall be tested. The pipe from the shower drain

shall be plugged water tight for the test. The floor and receptor area shall be filled with potable water to a depth of not less than 2 inches (51 mm) measured at the threshold. Where a threshold of 2 inches (51 mm) high or greater does not exist, a temporary threshold shall be constructed to retain the test water in the lined floor or receptor area to a level not less than 2 inches (51 mm) deep measured at the threshold. The water shall be retained for a test period of not less than 15 minutes, and there shall not be evidence of leakage. [Note: The Colorado Plumbing Code removed this subsection 312.9. This deletion is not adopted. Shower liner tests are required within the City of Lakewood.]

C. The provisions of Chapter 4 shall include the following amendments:

1. Subsection 403.1 is replaced with the following:

403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the *International Building Code*. Lavatory to water closet or urinal ratios in accordance with table 403.1 shall be maintained in all restrooms.

2. Table 403.1 add footnote (g) stating the following:

g. Required drinking fountains may be substituted with a water dispenser for an occupant load of 50 or fewer.

3. Subsection 421.3 is replaced with the following:

421.3 Shower waste outlet. Waste outlets serving showers shall be at least 2 inches in diameter and, for other than waste outlets in bathtubs, shall have removable strainers not less than 3 inches in diameter with strainer openings not less than ¼ inch in minimum dimension. Where each shower space is not provided with an individual waste outlet, the waste outlet shall be located, and the floor pitched, so that waste from one shower does not flow over the floor area serving another shower. Waste outlets shall be fastened to the waste pipe in an approved manner.

D. The provisions of Chapter 6 shall include the following amendment:

1. Subsection 603.1 is amended by adding a second paragraph to read as follows:

The minimum size of the cold-water distribution pipe from the entry to the building to the water heater shall be 1 inch for dwelling units with more than two bathrooms roughed in or complete.

E. The provisions of Chapter 7 shall include the following amendments:

1. Subsection 706.3 is amended by deleting the exception.

2. Table 709.1 is amended by changing the minimum size of trap for a shower with a flow rating of 5.7 gpm or less from 1½ inches to 2 inches.

F. The provisions of Chapter 9 shall include the following amendments:

1. Subsection 903.1 is replaced with the following:

903.1 Roof Extension. All open vent pipes that extend through a roof shall be terminated at least 8 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vents shall be extended at least 7 feet above the roof.

2. Subsection 909.1 is amended by deleting the exception.

3. Subsection 915.2 is amended by replacing the first paragraph as follows:

915.2 Installation. The only vertical pipe of a combination drain and vent system shall be the connection between the fixture drain of a sink, lavatory, or drinking fountain and the horizontal combination drain and vent pipe. The maximum vertical distance shall be 8 feet.

G. The provisions of Chapter 11 shall include the following amendment:

1. Subsection 1108.1 is replaced with the following:

1108.1 Secondary drains or scuppers. Secondary (emergency) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. The secondary (emergency) drains and scuppers shall be installed with the inlet located 2 inches above the low point of the roof. Where primary and secondary roof drains are manufactured as a single assembly, the inlet and outlet for each drain shall be independent.

14.05.050 Penalties for violation of the International Plumbing Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken and decided so as to permit such action, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this title, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020 of the Lakewood Municipal Code. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

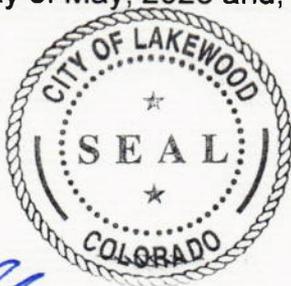
B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

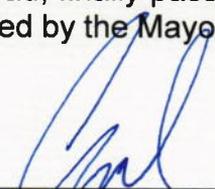
SECTION 2. All provisions of Title 14 of the Lakewood Municipal Code not expressly amended hereby shall remain unaltered by this Ordinance and in full force and effect.

SECTION 3. This ordinance shall take effect thirty (30) days after final publication.

SECTION 4. If any provision of this ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this ordinance that can be given effect without the invalid portion, provided that such remaining portions or application of this ordinance are not determined by the court to be inoperable.

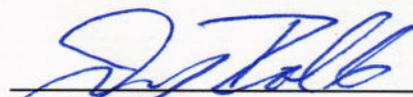
I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 24th day of April, 2023; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 27th day of April, 2023; set for public hearing to be held on the 8th day of May, 2023, read, finally passed and adopted by the City Council on the 8th day of May, 2023 and, signed by the Mayor on the 9th day of May, 2023.





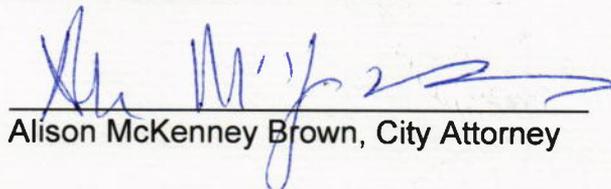
Adam Paul, Mayor

ATTEST:



Jay Robb, City Clerk

APPROVED AS TO FORM:



Alison McKenney Brown, City Attorney