

ORDINANCE No. 27

AN ORDINANCE to regulate plumbing in the corporate limits of Leonardtown

SECTION 1. Be it enacted and ordained by the Commissioners of Leonardtown that all plumbing work performed within the corporate limits of the Town of Leonardtown shall comply with State and County Codes and with ordinances now, and hereafter issued and passed by the Commissioners of Leonardtown, provided, however, in the event of conflict between such State and County Codes and the said ordinances issued and passed by the Commissioners of Leonardtown, the latter shall control and prevail

SECTION 2. Be it further enacted and ordained as follows:

1. All plumbing work shall be performed under the supervision of a Registered Master Plumber.

2. Permits to do any of the following plumbing work shall be required and no such work shall be commenced until written permission is issued to the plumber by the Commissioners of Leonardtown (Hereinafter referred to as the "Commissioners").

(a) Installation of new interior plumbing

(b) Additions, alterations or repairs and remodeling of or to existing plumbing

(c) Construction or reconstruction of water and sewer lines from property lines to buildings

(d) Installation of air-conditioners, refrigeration equipment, compressors, machinery and other devices and arrangements which use water for cooling purposes

(e) Construction of swimming pools, aquaria, baptistries and similar structures

3. Water and sewer house connections constructed by the Commissioners:

Separate water house connections and separate sewer house connections for each separate lot or parcel of land abutting on a street, alley or right-of-way in which there is a water main or sewer belonging to the Commissioners, will be constructed by the Commissioners from such water main or sewer to the property line, as required.

Charges for house connections shall be made by the Commissioners.

4. Non-abutting connections:

Water and sewer connections for properties not abutting directly on a water main or sewer may be allowed under such conditions and at such charges as the Commissioners may require.

5. Separate Connections:

(a) The water or sewer service pipes for any building, lot, premises, or establishment, shall not be laid over or through any other building, lot, premises, or establishment, except in an approved right-of-way, or easement, and no person shall connect or cause to be connected, any building, lot, premises, or establishment with the water or sewer service pipe belonging to or supplying any other building, lot, premises, or establishment. However, this regulation shall not prevent a dwelling with a private garage upon the rear of the same lot or parcel of land, from being supplied by the same service pipes; but if the garage be converted wholly or partially into a dwelling or place of business, a separate connection shall be installed under such conditions as the Commissioners may require.

(b) A single trailer located on a lot or parcel of land will not be permitted to be connected to the water and sewer mains unless the trailer installation is in compliance with all local, state and federal laws or regulations governing the same. It will then be considered a single residence under these plumbing regulations.

6. Applications:

(a) Applications for permits for the above work shall be submitted in writing, by a Registered Master Plumber for the premises involved, upon forms supplied by the Commissioners. The applications shall be signed in legible writing by the Master Plumber for the premises to be served. In the case of organizations, such as churches, schools, fraternal orders, clubs, business corporations or partnerships, etc., the

applications shall also be signed by the name of the organization and the name of the person authorized to conduct business for the organization.

(b) In addition to signing the applications for permits, the owner is required to also sign, on the application form, an agreement regarding the location of the curb cock as follows:

"In connection with this application I hereby agree that before the water connection is installed to the property I will set a stake indicating the elevation at which the top of the curb cock box should be set so that it will conform to the finished grade".

"I further agree that after the curb cock box is set in accordance therewith I will reimburse the Commissioners for any expense to which it may be put for later raising or lowering the box made necessary by reason of a subsequent change in the grade or by failure to complete the grading as indicated by the stakes."

"I further agree that at such time as the Commissioners decide to install water meters, I will permit such installation upon the property described in this application and I hereby authorize such installation, agree to pay the said Commissioners the cost of the said meter and grant permission to the Commissioners their agents, servants or employees to enter upon the said property to install and periodically read such meters."

(c) After the curb cock has been set by the Commissioners' forces to the grade given, the owner will be required to sign a statement that this is true.

(d) The Master Plumber who is to do the work covered by the application for permit must himself sign said applications which shall be filled in fully with correct location of water and sewer lines, including proof of depth & grade & measurements to existing reference points.

(e) The applications shall be accompanied by the payment in full of the required charges and of the necessary inspection fees, such payment to be made by the property owner.

7. Plans:

(a) Two sets of plans in such detail as are necessary, must be submitted to the Commissioners when applications are made for a permit for any plumbing work. One set of plans, approved with such corrections noted as may be necessary to comply with the regulations, will be returned to the plumber within ten days. The plumbing system shall be installed in accordance with such approved plans. No subsequent alterations shall be made in these plans without the written approval of the Commissioners. The second set of plans will be filed in the office of the Commissioners.

(b) Applications unaccompanied by the required plans will be returned and will not be accepted until the plans have been presented.

(c) Permits will not be issued until the plans have been approved.

8. Permits:

(a) After the conditions outlined herein have been met, the proper permit will be issued and the work covered therein may then be performed by the Master Plumber to whom it is issued, in accordance with these regulations. The permit shall be kept on the job at all times and shall be shown upon demand to the plumbing inspector.

(b) No work shall be started until proper permits have been issued.

(c) An application is not a permit and the submission of an application does not confer permission to proceed with plumbing work.

9. Applications Accepted:

(a) Applications for inside plumbing permits and for water and/or sewer house connections will be accepted if the water main and/or sewer are available to the property for which service is desired.

(b) When an application is made for inside plumbing permit and for a water connection to an existing water main, and the sewer is not available or cannot be made available, the applications shall show the method of sewage disposal. If an existing individual private sewage disposal system is proposed, the permit issued therefor by the County Health Department, (or other approving authority legally designated) shall be presented with the application, and the record number of said permit shall be shown on the application. This permit will be returned to the applicant.

10: Fees:

The following charges will be made by the Commissioners and must be paid by the applicant or owner before a permit will be issued:

- (a) Water service. . . . 3/4 inch pipe. . . \$ 35.00
 - 1 inch pipe. . . \$ 50.00
 - 1-1/4 inch pipe. . . \$ 75.00
 - over 1-1/4 inch pipe. . . \$100.00
- (b) Sewer Service. . . . 4 inch pipe . . . \$ 35.00
 - over 4 inch pipe . . . \$ 50.00

11. Manholes:

If, in the judgment of the Commissioners, it is necessary to tap a sewer house connection into an existing manhole, a charge of \$35.00 will be made in addition to the regular sewer house connection charge, and the installation shall be made in accordance with plans submitted to and approved by the Commissioners as set forth in paragraph No. 9.

12. Work on Private Property - Property Line to Building:

Work on private property as the same is covered in this ordinance shall be defined as all plumbing work performed on private property from the property boundary line to a point three feet (3') outside any building to be serviced by the plumbing and shall include any repairs to existing plumbing.

13. Connections to Commissioners' installations:

The plumber, at the owner's expense, and subject to the Commissioners inspection, shall construct the building water service and the building sewer from the Commissioners outlet at the property line to the building plumbing system. No such connection shall be covered unless & until the Commissioners or their duly appointed representatives shall inspect and approve such connections.

14. Time of constructing work on private property:

- (a) The plumber shall not construct on private property any underground work until the Commissioners have completed its water and sewer house connections to the property lines, except as hereinafter provided. Inquiry must be made at the Commissioners office as to the location of the Commissioners' water and sewer connections at the property line before any water or sewer pipes are extended through building walls by the plumber. No change will be made by the Commissioners in the proposed location of its water and sewer connections if plumbers have installed pipes in such locations as will not meet the Commissioners' connections. Any work performed contrary to this requirement will be at the sole responsibility of the plumber making the installation and he will be required to remove and re-install, at his own expense, any work which cannot be properly connected to the Commissioners' pipes.
- (b) Before a plumber may install work on private property outside the building before the Commissioners' pipe has been installed in the street, he shall require and receive

in writing, permission to do so. As a condition precedent to such approval the plumber shall agree in writing that any misunderstanding arising as a result of this permission or any damage occurring to the owner's pipe caused by the work of the Commissioners' in the street, will be the applicant's responsibility, and provided further, that after the connection between the Commissioners' and the applicant's pipe has been made, said connection shall be inspected by the Commissioners.

15. Alignment and slope:

(a) Building water services and building sewers shall be laid throughout to as straight an alignment as practicable. No part of a building sewer shall be built without first determining the location of the end of the sewer house connection and the beginning of the installed building drain.

(b) On building sewers, changes in direction or slopes shall be made by the use of approved fittings. On long building sewers, manholes shall be used at approximately every 300 feet, and at changes in direction and slope, or as directed. Manholes shall conform to standards required by Commissioners.

(c) Slopes of sewer lines shall be generally not less than two (2) feet in 100 feet. Before any sewer line is laid on a flatter slope than 2 feet in 100 feet, written application shall be made and the Commissioners approval in writing obtained. No sewer line shall be laid at a slope of less than one foot in 100 feet.

16. Depth:

(a) Building water service shall have a minimum of 3 1/2 feet of cover over the pipe, and maximum of 6 feet of cover.

(b) Building sewers shall have a minimum of 2 feet of cover over the pipe, and this will be allowed only where a greater depth cannot be obtained, or where it is evident that the ground will be filled. Wherever possible, building sewers shall be deep enough at their connection to the building drain to drain any fixtures that may be located within the building, but no deeper than necessary so to do.

17. Laying pipes:

Sewer and water pipes shall be in separate trenches at least seven feet apart, unless special permission in writing is secured from the Commissioners.

18. Laying pipes on Private property:

(a) Special care shall be taken to insure that the pipes are well bedded on a solid foundation and any defects due to settlement shall be corrected by the plumber at his own expense. Bell holes when required shall be dug sufficiently large to insure the making of proper joints. Especial precautions shall be exercised to prevent any pipe from resting on rock.

(b) Proper and suitable tools and appliances for the laying of pipe and fittings shall be used. Great care shall be taken to prevent the pipe from being damaged. Pipe damaged in any way shall be repaired by the plumber to the satisfaction of the Commissioners.

(c) All pipe and fittings shall be thoroughly cleaned before they are laid and shall be kept clean until the work is completed. At the close of work each day the end of the pipe line shall be tightly closed so that no dirt or other substance shall enter the line. Upon completion of the installation, the plumber shall disinfect the potable water system piping in accordance with disinfection and sterilization procedures established by the State Health Department.

(d) Whenever pipe or fittings require cutting to fit the line or to bring them to the required location, the work shall be done in a workmanlike manner so as to leave a smooth

(e) All sewers from the mains of the Commissioners to residences and buildings to be served thereby shall be constructed of root proof cast iron soil pipe approved by the Commissioners.

19. Main running traps:

No main running traps on building sewers will be allowed. All such existing traps shall be removed, when so ordered.

20. Defective building sewers and appurtenances:

Whenever a building sewer is found to be obstructed with tree roots or is found broken or defective so that sewage escapes therefrom into the surrounding soil or into adjacent premises, the Commissioners may order its replacement or repair. In the event the owner refuses or fails to make such replacement or repair within 15 days after such notice the Commissioners will make the necessary corrections and will charge the owner the entire cost of the work, which charge shall be a lien against the real estate upon which such work is performed by the Commissioners.

21. Leaking water lines Private Property:

(a) If a water line on private property is found to be leaking, it shall be the responsibility of the property owner to see that the leak is repaired within three (3) days. If the property owner fails to make such repairs, the Commissioners, in order to conserve water, shall make such repairs as are necessary and shall charge the owner for the costs of such work, which charge shall be a lien against the real estate upon which such work is performed by the Commissioners.

(b) Other outside water and sewer lines:

All pertinent requirements of this section shall apply to any water and/or sewer lines on private property laid outside of a building.

22. General Provisions:

(a) Every building in which plumbing fixtures are installed shall have fixture drains, vents, soil or waste stacks, and building drains of such materials and sizes and in such locations as are herein specified. They shall be of extra heavy, medium or service weight cast iron, galvanized wrought iron or steel, lead, brass, or copper, pipe, with caulked lead, screwed, sweated or wiped joints. Soil and waste lines underground or under paved floors shall not be of galvanized wrought iron or steel pipe.

(b) All drain, soil, waste, vent, and water supply pipes above ground shall be located inside of buildings, in a proper manner to protect same. In case a building has no cellar, water and sewer pipes shall be securely protected from freezing, in an approved enclosure where such pipes rise from the ground to the floor of the building.

(c) No plumbing fixtures shall be set, nor vertical soil, waste, vent, water or gas pipes run in any vault, show window, bay window, oriel or other projection beyond the building line.

(d) All soil, drain, waste, vent, and supply pipes shall be concentrated and run as directly as possible. They shall be protected from exposure to frost, and wherever practicable, so located as to be accessible for inspection. No such pipe shall be built into any masonry wall.

(e) Changes in direction of soil, drain, waste or vent pipes shall not be more than 45° if possible, and shall be accomplished by means of Y-branches, sanitary tees, one-sixteenth, one-eighth or long sanitary bends. The use of short pattern bends or tees is

prohibited, except that quarter bends may be used under water-closet outlets.

(f) All soil, drain, waste, vent, and supply pipes shall be properly supported and fastened. All vertical soil or waste stacks shall be properly supported upon a pier or other suitable foundation, to prevent settlement. When cast iron sewer, waste or vent lines are hung from ceiling or walls, hangers or supports shall not be more than 5 feet apart.

(g) Dead ends shall be avoided in the installation of the plumbing system.

(h) Openings in soil, vent, waste, or water supply pipes shall be closed by means of a suitable test plug, screw cap, or other appropriate fittings. No paper, wood, brick, plaster, or other similarly unsuitable material will be allowed. Plugs shall not be removed from pipe openings except during the time the opening in the pipe is being actually used.

(i) Branch soil or waste pipes 6 inches or less in diameter shall have a slope of one-quarter inch per foot. Vent pipes, where not vertical, shall have a continuous slope in order to drain.

(j) Approved fittings shall be used for all connections in soil, waste, vent and supply lines. No such line shall be trapped. Recessed fittings shall be used on all waste lines.

(k) All laboratory waste and vent pipes shall be made of approved chemical-resistant materials; such wastes shall discharge into a diluting tank of required size, before discharge into the Commissioners sewerage system.

(l) Whenever a pipe, joint, plumbing fixture, or appurtenances of a system of plumbing is broken, defective or inoperative, its repair or replacement may be ordered by the Commissioners. Any order or notice issued under the provisions of this section shall be promptly complied with by the person responsible.

23. Soil Stacks:

(a) Soil stacks shall not be less than 4 inches in diameter, except that soil stacks of 3 inches in diameter will be allowed under the following conditions:

Where the building within which such stack is placed is not more than three stories, not including cellar or basement in height and where not more than four water closets shall be placed on any such stack, with not more than 2 of the 4 water closets on any single floor.

Where the water closet connection is made to a 4 inch branch connected to the 3 inch stack by a long sweep fitting or by an approved 4 inch by 3 inch bend into a 4 inch long turn T-Y.

Where the stack shall connect to the sewer at the bottom by a special sweep fitting, increasing with the vertical.

(b) Soil stacks shall be run vertical throughout without offsets or bends, if possible, and be of one size for its whole length, except as hereinafter specified. Where offsets and bends have to be used, the layout must be first approved by the Commissioners. They shall extend through the roof and no soil stack or vent pipe shall end less than 12 feet away from all windows, doors and other air inlets.

24. Indirect Connections:

(a) Wastes from the following shall not discharge directly into any building drain, soil or waste pipe, but shall discharge indirectly to the building drainage system through an air gap into a receptor which shall serve the individual fixture device, appliance, or apparatus:

Refrigerators, ice boxes, steam tables, or other receptacles or devices in which food or drink is stored.

Appliances, devices or apparatus used for the storage, preparation or processing of food or drink.

Drains, overflows or vents from the water supply system.

Appliances, devices or apparatus such as stills, sterilizers and equipment requiring cooling water.

Sprinkler systems, refrigeration condensers, gas engine jackets, cooling or condenser coils, vacuum cleaning apparatus, hydraulic lifts or elevators, filters or similar apparatus, expansion tanks, drip or overflow pans or similar devices which waste clear water only

Laundry machines (wash wheels) in commercial laundries. (Plans for these installations shall be submitted for approval, and the machines shall not be installed until the Commissioners approval is obtained.)

Washing machines in commercial installations and in semi-private installations to serve groups of apartments.

Private automatic washing machines.

Autoclaves, aspirators, pipette washers and manufacturing machines.

(b) No plumbing fixtures, other than those specifically mentioned in this section, shall be indirectly connected to a house sewer or drain.

25. Air Gap and Receptor:

The waste pipe of an indirect connection shall terminate one inch above the floor level rim of a receptor consisting of an increaser fitting set in a trap which shall be vented. The increaser fitting shall extend above the floor so that it cannot be used as a floor drain and shall be in an accessible location. An open accessible slop sink, properly trapped and vented, may be used as a receptor for an indirect connection. A floor water-closet or urinal drain shall not be used as a receptor. The draining of a battery of cooking kettles into a trough which has a floor drain fixture will be permitted.

26. Refrigerator Wastes:

(a) Each refrigerator waste line shall be as short and direct as possible, and so arranged and fitted with a cleanout as to admit frequent flushing.

(b) Where refrigerator wastes from two or more floors discharge into a single waste pipe, this pipe shall be not less than 1 1/2 inches in diameter and shall extend through the roof as a vent. A refrigerator trap shall be placed under each refrigerator.

(c) Bar sinks, soda fountain sinks and laboratory sinks may be directly connected to the drainage system, being properly trapped and vented, or they may discharge indirectly as outlined above. For 2-inch traps, the vent may be 4 feet distant (developed length); for 3 inch traps, 6 feet; and for 4 inch traps, 8 feet. Drip pipes from not more than 3 sinks or other waste receptacles may discharge into such a connection.

(d) Drinking fountains may be directly or indirectly connected.

27. Water-Cooled air conditioning, Refrigeration machinery and compressor installations:

(a) Rate of use of cooling water

All water-cooled air conditioning, refrigeration machinery and compressor installations using water from the public water supply for cooling purposes or discharging systems, shall be installed in accordance with these regulations, and shall be subject to the Commissioners inspection and approval. A written permit will be required for each installation. Such installation will be permitted to take water from the Commissioners' system at a rate not greater than 0.08 gallon per minute per ton of refrigeration. An approved type of economizer or cooling tower shall be installed if necessary to meet this limitation.

(b) Rating of Water-Cooled Machinery:

A ton of refrigeration shall be considered as the cooling effect of 200 BTU per minute. The standard rating of refrigeration machines is expressed as the number of

tons of refrigeration it can produce under certain conditions. For compressors, one horse-power of rated capacity will be considered equivalent to one ton of refrigeration.

(c) Disposal of Cooling Water:

Water from any such above installations, whether or not the water is taken from the Commissioners' system, shall not be discharged at a rate greater than 0.08 gallon per minute per ton of refrigeration.

(d) Cross-Connections:

All such installations shall be installed with cross connections and without the possibility of back-siphonage.

(e) Work by Master Plumber:

The connection of these installations with the Commissioners' water and sewer systems shall be made by a Master Plumber under proper permit, as outlined above.

(f) All water-cooled air-conditioning equipment, refrigeration machinery and compressor installations using water from, or discharging water into the Commissioners' system whether or not installed prior to the adoption of this section, where required, shall be modified to bring them into conformance with the provisions of these regulations.

(g) Penalty for Non-conformance:

Properties in which water-cooled air-conditioning equipment, refrigeration machinery and compressor installations are made contrary to the provisions of this section and which installations are not promptly modified as directed, will be disconnected from the Commissioners' system until the requirements of this section are complied with, and the owners shall be subject to such other penalties as may be provided in this Ordinance.

28. Swimming Pools:

(a) Applications for permits shall be accompanied by plans and specifications in duplicate and in sufficient detail to show the pool dimensions, the size and type of filters, the sterilizing installation, the layout of all piping with sizes indicated, the methods of waste disposal, the sources of water supply and other pertinent data.

(b) All work performed shall comply with these regulations and the following minimum requirements shall be observed:

(c) No direct connection shall be made from a swimming pool to the plumbing system of any building or to any storm drain, sanitary sewer, cesspool, underground leaching pit or sub-soil drain.

(d) If there are adequate means on the property for disposal of the waste water from a swimming pool, no connection to a storm drain or sanitary sewer will be required.

(e) On indoor swimming pools, scum gutter drains and/or floor drains serving the walks around the pool may be connected, if properly trapped, to special waste pipes, provided independent vent pipes are installed on the high ends of the special waste mains in a manner that will assure a circulation of air.

(f) On outside swimming pools, no scum gutter drain or overflow drain shall discharge into the Commissioners' sewerage system.

(g) There shall be no direct connection between any domestic water supply line and any circulating pump, filter, water softener, or other apparatus or device that comes into contact with water in or from a swimming pool. The domestic supply to the make-up tank or pool shall be located above the extreme overflow level in such manner as to prevent water from the tank or pool from entering the domestic supply line.

(h) All swimming pools shall have the bottom and inner sides constructed of smooth non-absorbent materials and be so constructed as to be properly drained through one or more metal grated openings. All such drains shall have a gate valve installed therein, located in an accessible place, or in a masonry pit outside the walls of the pool.

29. Garage Wastes (Intercepting Traps)

(a) Drain and Intercepting Trap Required.

(b) Every garage, or other building where motor vehicles are washed, repaired or stored, or buildings from which oils, greases or other inflammable liquids might enter the sewerage system, unless so located that the floors may drain to the open ground, shall be provided with drains for properly taking care of wash water from the floors or repair pits. No such drain shall connect with any other drain pipe of the plumbing system at any point inside the building. Drains from such buildings shall be provided with an intercepting trap located outside of the building and so arranged as to intercept all oil, grease, gasoline or other inflammable fluids as well as sand, silt and other solids, and exclude such materials from the sewerage system.

(c) All garage drains shall be trapped.

(d) No garage drain or interceptor trap shall discharge into the Commissioners' sanitary sewerage system, but shall be discharged either into the storm drainage system or a private drainage system approved by the Commissioners.

(e) Details of Intercepting trap:

Intercepting traps shall be as described below, or of such capacity as required by the Commissioners:

Intercepting traps shall be of watertight construction, with metal frames and covers and effectively vented. The floor of the trap shall be not less than 20 inches below the bottom of the drain. The capacity below the bottom of the drain shall be not less than 6 cubic feet where not more than three motor vehicles are stored, and one cubic foot capacity shall be added for each additional 125 square feet of floor space for storage of motor vehicles.

At a filling station having an automobile wash-rack, the intercepting trap shall be 4 feet by 4 feet by 4 feet for each rack.

At an automobile "laundry" or "Car-Wash", the intercepting trap shall be 6 feet by 6 feet by 6 feet.

For a single car garage, a special smaller trap as approved by the Commissioners may be used. Such as 3 feet by 4 feet by 4 feet deep if used by not more than one car.

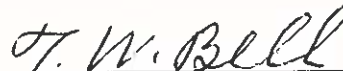
SECTION 3. 30. And be it further ordained by the said Commissioners that any person, persons firm, corporation or association, who or which shall be convicted of violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and shall be fined not less than \$5.00 nor more than \$500.00, and each violation, or each day that a violation is permitted to continue shall be deemed to be a separate violation.

SECTION 4. 31. And be it further ordained that all prior ordinances or portions of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

This Ordinance shall take effect from May 1, 1964

ATTEST:


W. M. Loker, Jr., Clerk



T. Webster Bell, President