

## **REGULATION No. 420-01**

### **Plumbing Regulations for Clermont County**

A regulation establishing standards governing the installation, maintenance, testing and inspection of all plumbing; establishing a plumbing regulation and its enforcement as local regulation; adopting the Plumbing Code of the Ohio Basic Code (OAC 4101:3-1 to 4101:3-13), by incorporation by reference; requiring a register of persons engaged in the plumbing business; and requiring permits and the approval of plans and specifications for plumbing work in order to protect the public health and welfare and to prevent the contamination of water supplies and to provide for the sanitary collection of wastes in the Clermont County General Health District.

#### **SECTION I: DEFINITIONS**

The following definition shall apply in the interpretation and enforcement of this regulation:

1.1 **RESIDENTIAL BUILDING** means a one-family, two-family, or three-family dwelling house, and any accessory structure incidental to that dwelling house. Residential building does not include an industrialized unit as defined in ORC 3781.06 (C)(3), a manufactured home as defined by ORC 3781.06 (C)(4), or a mobile home as defined by ORC 4501.01 (O).

1.2 **NON-RESIDENTIAL BUILDING** means any building that is not a residential building or a manufactured or mobile home.

1.3 **PLUMBING** means the practice, materials and fixtures used in the installation, maintenance, extension and alteration of all piping, fixtures, appliances and appurtenances in connection with any of the following: drainage systems, the venting systems and the water supply systems within or adjacent to any building, structure or conveyance; also the practice and materials used in the installation, maintenance, extension or alteration of the storm-water, liquid waste or drainage and water supply systems of any premises.

1.4 **PLUMBING FIXTURES** means installed receptacles, devices or appliances with are supplied with water or which received or discharged liquids or liquid-borne wastes, with or without discharge into the drainage system with which they may be directly or indirectly connected.

1.5 **HEALTH COMMISSIONER** means the legally-designated health commissioner of the Clermont County General Health District, or his/her authorized representative.

1.6 **PERSON** means any individual, firm, corporation, association or partnership.

1.7 **PROPER ENFORCEMENT** means an adequate staff of plumbing inspectors with qualifications in plumbing or plumbing inspection work substantially equal to the qualifications of plumbing inspectors employed by the Ohio Department of Commerce, as provided under Section 3703.04 of the Revised Code; an adequate record system; and proper application and enforcement of the regulation.

## **SECTION II: PLUMBING FOR NON-RESIDENTIAL BUILDINGS AND RESIDENTIAL BUILDINGS; INCORPORATION BY REFERENCE OF THE PLUMBING CODE OF THE OHIO BASIC BUILDING CODE (OAC 4101:3-1 TO 4101:3-13)**

### **PURPOSE**

2.1 All plumbing in or for non-residential buildings located in the Clermont County General Health District shall be installed, maintained, tested and inspected in accordance with this regulation and the provisions of the Plumbing Code of the Ohio Basic Building Code (OAC 4101:3-1 to 4101:3-13), which is hereby incorporated by reference into this regulation and made a part of this regulation; provided, however, this provision shall apply only to the types of non-residential buildings for which the Ohio Department of Commerce has designated and approved the Clermont County General Health District to make the plumbing inspections and to issue permits therefore.

2.2 All plumbing in residential buildings in the Clermont County General Health District shall be installed, maintained, tested and inspected in accordance with these regulations and the applicable provisions of the Plumbing Code of the Ohio Basic Building Code, which is hereby incorporated by reference into this regulation and made a part of this regulation; provided, however, this provision shall apply only to the types of public buildings or places for which the Ohio Department of Commerce has designated and approved the Clermont County General Health District to make the plumbing inspections and to issue permits therefore.

2.3 It is the purpose of this regulation to adopt by incorporation by reference the standards and methods regarding plumbing installations, maintenance, testing and inspection for all plumbing in the Clermont County General Health District as provided in the Plumbing Code of the Ohio Basic Building Code (OAC 4101:3-1 to 4101:3-13), and to provide, as soon as possible, for the proper enforcement of such provisions to protect the public health, to prevent the contamination of water supplies, to provide the sanitary collection of wastes and to make unnecessary the exercise of this authority by the Ohio Department of Commerce as provided in Section 3701-01 of the Ohio Revised Code.

2.4 A complete copy of the Plumbing Code of the Ohio Basic Building Code (OAC 4101:3-1 to 4101:3-13), which is incorporated by reference into this regulation and made a part of this regulation, is on file for inspection by the public at the office of the secretary of the Board of Health of the Clermont County General Health District and at the Clermont County law library.

2.5 A complete list of all the types of buildings which the Ohio Department of Commerce designates and approves the Health District to make plumbing inspections and to issue permits therefore, shall be on file for inspection by the public at the office of the secretary of the Board of Health of the Clermont County General Health District.

2.6 Copies of the Plumbing Code of the Ohio Basic Building Code (OAC 4101:3-1 to 4101:3-13), which is incorporated by reference into this regulation and made a part of this regulation, are available to any resident of the Clermont County General Health District or any person affected by this regulation.

### **SECTION III: REGISTER OF PERSONS IN PLUMBING BUSINESS**

3.1 The health commissioner shall maintain a register of all persons engaged in or intending to engage in the plumbing business.

3.2 Any person engaged in or intending to engage in the plumbing business shall make application to the health commissioner on a form provided by the health commissioner to have his/her name placed on the register for those engaged in the plumbing business. The application form shall contain the home address of the person making application and the name and address of the firm or place of business he is associated with, whether he is registering to do both non-residential and residential plumbing, only residential plumbing, **or only waterline/irrigation/appliance installation and such other information as the health commissioner determines will reasonably aid in the administration and enforcement of these regulations. Individuals who register for both non-residential and residential plumbing or only residential plumbing are authorized to do waterline/irrigation/appliance installations without separately registering for such installations.**

3.3 All applicants shall satisfy the Health Commissioner that he/she has all the necessary knowledge and equipment to perform all tests required by the Ohio State Plumbing Code and that he/she is qualified to perform the work as a plumber within Clermont County.

3.4 Any person making application to have his/her name placed on the register for those registered to do both non-residential and residential plumbing shall provide proof of a valid state plumbing license issued by the Ohio construction industry licensing board.

3.5 Any person making application to have his name placed on the register for those engaged in the plumbing business shall submit with such application a fee of fifty (\$50.00) dollars.

3.6 No person shall undertake the installation and repair of plumbing without first providing a bond which requires the individual or firm to faithfully and fully perform all work in accordance with all permits issued by the Clermont County General Health District and conforms to any and all rules and regulations and orders of the Clermont County General Health District, and all applicable codes of the State of Ohio and Clermont County. A contractor shall obtain a surety bond which provides coverage for all work performed on plumbing Clermont County, on an original bond agreement form provided by the board of health.

a) The surety bond required for registration shall establish a contractual relationship between the principal, and the surety, and shall be executed by the applicant as principal and a surety company authorized to do business in the state as surety.

b) The surety bond shall be for the benefit of any aggrieved party for damages incurred as a result of a violation of these rules. For purposes of this rule aggrieved party means the local board of health where work was performed, property owner or the agent of the property owner who contracts with a plumbing contractor and whose plumbing is not installed, altered, serviced or abandoned in compliance with the provisions of these rules.

c) The surety bond shall be issued to provide insurance coverage for the calendar year of the registration application for any work performed in Clermont County. The surety bond shall provide that the aggregate liability of the surety for any and all breaches of the conditions of the

bond shall in no event exceed the penal sum of the bond for each calendar year for which the bond is issued.

d) If the surety bond for the registration is canceled, the registrant shall immediately submit to the board of health proof of a new surety bond in accordance with the requirements of this rule. The surety company shall give thirty days written notice to the board of health prior to the effective date of cancellation.

e) A plumbing contractor shall maintain a surety bond of not less than ten thousand dollars (\$10,000). All bonds shall be valid until cancelled or replaced.

f) Any person who alleges to be an aggrieved party shall give written notification to the surety, the board of health, and the contractor as applicable within one year of the date of completion or discontinuation of the work. The board of health may conduct an investigation as necessary to determine if a violation of these rules has occurred.

3.6 A registration shall not be transferable and shall expire annually on the thirty-first of December. A homeowner shall not be required to have a registration for the installation or repair of plumbing for the dwelling which he occupies.

3.7 A registrant shall maintain and submit to the board of health such complete and accurate records and information that may be required for determining compliance with the rules.

~~3.6-3.8~~ Upon recommendation of the health commissioner the Board of Health may, after a hearing, removed the name of any person from the register of person in the plumbing business who has demonstrated inability or unwillingness to comply with this regulation and the Plumbing Code of the Ohio Basic Building Code (OAC 4101:3-1 to 4101:3-13). The Ohio construction industry licensing board will be notified of any contractors that have their registrations revoked.

Such persons may have his/her name reinstated on the register of persons in the plumbing business by the Board of Health upon recommendation of the health commissioner after satisfactory demonstration of ability and willingness to comply with this regulation and the Plumbing Code of the Ohio Basic Building Code (OAC 4101:3-1 to 4101:3-13).

#### **SECTION IV: PERMIT REQUIRED; APPROVAL OF PLANS, FEE**

4.1 No plumbing shall be done in any non-residential or residential building, except in cases of leaks or repairs in existing plumbing, until plans and specifications for such plumbing work have been submitted and approved and a permit has been obtained from the health commissioner; provided, however, this provision shall apply only to the types of non-residential or residential building for which the Ohio Department of Commerce has designated and approved the Clermont County General Health District to make the plumbing inspections and to issue permits therefore and to all dwellings.

4.2 The application to the Health Commissioner for a permit to do plumbing work shall be made on forms provided by the health commissioner and shall be accompanied by the plans and specifications required by this regulation.

4.3 No permit shall be issued to any person by the health commissioner to do plumbing whose name is not on the register maintained by the health commissioner as provided in Section III of this regulation, except to the owner of a single-family dwelling to personally perform the work in the home in which he lives or in which he intends to live.

4.4 The plans and specifications for non-residential buildings per Section 2.1 required by this regulation shall contain sufficient detail and information to permit a clear understanding and an intelligent review of the proposed plumbing work. When such plans and specifications do not contain the necessary information and details or if after review and investigation alteration or revision are required, additional, supplemental or revised plans and specifications and other data shall be submitted upon notification by the health commissioner.

4.5 After review of the plans and specifications submitted for non-residential buildings, one copy shall be retained and filed in the office of the Health District and a detailed letter shall be returned to the person who submitted such plans and specifications designating the needed modification. The returned plans shall be marked to show the approval or disapproval of such plans. No plumbing work shall be installed except in exact accordance with the approved plans. When any change or modification is deemed necessary or desirable; such change or modification shall be incorporated in revised plans and specifications and shall be submitted to the health commissioner in the same manner as is required for original plans.

4.6 An isometric drawing will be submitted for all plumbing in residential buildings required by this regulation and shall contain sufficient detail and information to permit a clear understanding and an intelligent review of the proposed plumbing work. When such drawings do not contain the necessary information and details or if after review and investigation, alterations or revision are required, additional, supplemental or revised plans and specifications and other data may be required upon notification by the health commissioner.

4.7 Each application to the health commissioner for a permit to do plumbing shall be accompanied by the required fees as listed below. (fees shall not exceed those listed below except as later provide in these regulations) Fees may be less than the maximum rate listed if so decided by the Clermont County General Health District.

Minimum Plumbing Permit (up to 3 fixtures)	\$45
Permits with greater than 3 fixtures:	
First fixture .....	\$15
Each additional fixture.....	\$15
Plumbing Field Trip.....	\$30

Where additional inspections are made necessary by incomplete or faulty work, the fee of forty dollars (\$40) shall be charged for each inspection.

Where any work where a permit is required is started or proceeded with prior to obtaining said permit, the maximum fees listed above shall be 2.5 times the permit fee but the payment of such a fee shall not

relieve any person from fully complying with all the requirements of these regulations on the execution of the work or any other penalty prescribed herein.

4.8 The application for a permit to do plumbing work and the plans and specifications submitted shall be acted upon by the health commissioner without undue delay and in every case shall be acted upon within thirty (30) days after application is made and the required plans and specifications submitted.

4.9 The permit to do any plumbing work shall be posted in a conspicuous place on the premises where the plumbing work is being done.

#### **SECTION V: PENALTIES**

5.1 Any person who violated any provision of this regulation shall be in violation of Section 3703.48 or 3707.50 and subject to the penalties provided by Section 3709.99 of the Ohio Revised Code.

#### **SECTION VI: EFFECT OF PARTIAL INVALIDITY**

6.1 Should any part of this regulation be declared unconstitutional for any reason, the remainder of this regulation shall not be affected thereby.