REGULATIONS COVERING

General Plumbing Requirements

CITY OF HEMET BUILDING DIVISION
445 E FLORIDA AVENUE, HEMET, CA 92543
(951) 765-2475

INFORMATION BULLETIN
125
September 2004

GENERAL

Permits are required before starting work.

Permits become null and void if such work authorized is not commenced within 180 days of this issuance, or if such work is suspended or abandoned at any time after the work is commenced for a period of 180 days.

All work shall comply with the Uniform Plumbing Code and the Plumbing Regulations of the Hemet Municipal Code.

No work shall be covered without first having been inspected and approved.

WHO CAN OBTAIN PERMITS

Permits shall be issued to duly licensed contractors. However, a property owner can obtain a permit to do the construction, alteration or repair of their dwelling or building or facility. Contractors working in the City of Hemet are required to have a Hemet business license.

WHEN IS A PERMIT NEEDED?

Before any plumbing, as defined by this chapter, is commenced, a permit authorizing the quality and character of the workmanship and materials of such work shall be obtained from the building official to do so.

A plumbing permit shall be obtained for each separate building, except that one permit fee only shall be required for plumbing to be installed in a dwelling and accessory buildings located on the same lot or premises. and which such accessory building does not contain sleeping quarters, or house more than two passenger-carrying automobiles: provided, that such plumbing is installed at the same time as the plumbing with the accompanying dwelling.

Exception: No permit shall be required in the following cases:

1. The stopping of leaks or the repair of defects in any plumbing, provided no new materials are used;
2. The repair of a water heater other than its vents, provided the water heater is not disconnected;
3. The replacement of exposed traps serving fixtures, provided approved traps are used and are properly installed;
4. The replacement of defective or unapproved ball-cocks in water tanks, provided anti syphon ball-cocks are used and properly installed;
5. The replacement of defective or unapproved faucets serving sinks, lavatories and bath tubs, provided approved type faucets are used and are properly installed;
6. The replacement of an electric water heater, providing the rough plumbing is not altered;
7. Any gas piping not more than six feet in length between an approved gas outlet and any gas-fired appliance, provided that any such gas fired appliance is in the same room as the gas outlet.

INSPECTIONS REQUIRED

Concealing of work.

No person shall fail, neglect or refuse to leave and keep any plumbing, as regulated by this chapter, open, uncovered and convenient for inspection until such plumbing has been inspected and approved by the building official or an authorized plumbing inspector, and any obstruction whatsoever, which interferes with a complete and thorough inspection of any plumbing, shall be removed upon notice so to do, and shall be left and kept removed until such plumbing has been inspected and approved.

DRAINAGE AND VENTS

Under slab or underground drainage and vent piping within a dwelling must be cast iron soil pipe, approved plastic or type "DWV" copper tube. Drainage and vent piping installed more than 6 inches above ground or concrete may be galvanized steel pipe.

Drainage piping must slope or grade at least 1/4 inch per foot.

Plumbing fixtures must be an approved type and must be properly trapped and vented.

Clean-outs shall be provided at horizontal changes of direction, and at the upper end of the building drain.

WATER PIPING

Galvanized steel water piping shall not be installed in the ground under a building, unless it is protected against corrosion by a machine applied coating or wrapping.

Copper tubing type L or heavier may be used in all locations. All joints installed below the floor slab shall be brazed.

Copper tubing type M or heavier, may be used in the ground outside and within the building walls and attic.

The size of each section of water piping system is determined from a combination of:

1. The minimum pressure available in the main.
2. The elevation of the highest outlet.
3. The distance to the most remote outlet.
4. The number of outlets supplied.
5. Exterior and interior hose water faucets and laundry sink type water faucets shall be protected by an approved non-removable type back-flow prevention device.

GAS PIPING

Gas piping may not be installed underneath the raised floor of a building when the gas line is in the ground or under/within a concrete floor slab of a building. The gas pipe can be attached to the raised wood floor joists a minimum of 6 inches above grade.

Gas Piping shall not be installed in the ground unless it is protected against corrosion by a machine applied coating or wrapping

Unions for gas pipe are only permitted at an exposed fixture appliance or equipment connection and in exposed exterior locations immediately on the discharge side of a appliance shut off valve.

The size of each section of gas piping system is determined by the distance from the meter to the most remote outlet plus the gas demand of the appliances served.

Once all gas pipe has been installed, perform an air pressure test on the new gas system. The air test shall be made by attaching an air compressor testing apparatus to any suitable opening, and, after closing all inlets and outlets to the system, forcing air into the system until there is a uniform gauge pressure of 10 pounds per square inch. The pressure shall be held without induction of additional air for a period of 15 minutes.

TESTING AND INSPECTION

All work must be inspected and approved before being covered, concealed, or put into use. All tests must be witnessed by the inspector.

Building sewers shall be tested by plugging the end of the building sewer at its point of connection with the public sewer and completely filling the building sewer with water from the lowest to the highest point.

Drainage, and vent systems must be tested by filling with water and must be watertight. No section shall be tested with less than a ten (10) foot head of water.

Water piping must withstand the street main pressure or 50 p.s.i of air pressure without leaking.

Metallic gas piping must withstand 10 p.s.i. air pressure for at least 15 minutes without leaking.