

Ordinance 02-2024

Adding Code of Ordinances Chapter 14: Buildings and Building Regulations

The Mount Pleasant Village Board ordains:

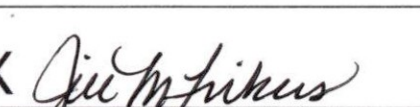
1. That they amend CHAPTER 14: BUILDINGS AND BUILDING REGULATIONS to include Article III: Plumbing as shown in **EXHIBIT A**; and
2. That this ordinance shall take effect upon adoption and publication as provided by law.

Adopted June 10, 2024.

THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN

X 

David DeGroot
President

X 

Jill Firkus
Clerk



EXECUTIVE SUMMARY

Village Board Meeting – June 10, 2024

TITLE: Ordinance 2-2024—An Ordinance Amending Chapter 14 of the Village Code of Ordinances—Buildings and Building Regulations

BACKGROUND:

Over the past several years, the Building Dept. & Planning Dept. have updated Chapter 14 of the Village's Code of Ordinances. This chapter is for Building and Building Regulations, which directly impacted sections regarding plumbing.

Review of their updates led to discussions about altered items and items that were no longer included. The Engineering and Public Works Depts. partnered with the Planning Dept. to modify their changes to better fit the standards and preferences Village staff find important, and to re-incorporate sections of the Plumbing code that had been omitted. Several reviews and edits were completed, and the final update prepared for adoption.

The Utilities Commission recommended adoption of the ordinance at their April 25, 2024 meeting.

FISCAL NOTE: N/A

RECOMMENDED MOTION: Move to adopt Ordinance 2-2024—An Ordinance Amending Chapter 14 of the Village Code of Ordinances—Buildings and Building Regulations

PREPARED BY: Robert Bowers
Public Works Superintendent

June 10, 2024

Code of Ordinances, Village of Mount Pleasant, Wisconsin

Chapter 14: Buildings and Building Regulations

Article III. Plumbing

Section 3.01 Scope

The provisions of this chapter are to provide minimum standards and requirements for safe and stable design, methods of installation, and uses of plumbing materials.

Section 3.02 Title

These regulations shall be known and cited as the **Mount Pleasant Plumbing Code**. All persons shall construe them to secure their expressed intent and ensure public safety, health, and welfare as they depend on plumbing installation.

Section 3.03 Adoption of Wisconsin Administrative Codes

The village adopts the following Wisconsin Administrative Codes and all its amendments as a part of this Code by reference. To the extent of any conflict with this Code and the Wisconsin Administrative Code, the Wisconsin Administrative Code section shall apply.

- SPS 302 Fee Schedule
- SPS 305 Licenses, Certifications and Registrations
- SPS 381-387 Plumbing
- Chapter NR 810
- Chapter NR 811
- Chapter NR 812

Section 3.04 Application of Plumbing Codes

The Mount Pleasant Plumbing Code shall apply to new installations, additions, or alterations of plumbing, plumbing fixtures, POWTS, and holding tanks.

Section 3.05 Definitions

Definitions in the Wisconsin Administrative Codes adopted in Section 3.03 and [Chapter 90](#) of this code shall apply as applicable.

Section 3.06 Plumbing Inspector

(a) Creation

The village creates the position of the Plumbing Inspector to carry out plumbing inspections on its behalf. The Plumbing Inspector shall have a certification as required per Chapter SPS 305.

(b) Duties

The village vests the Plumbing Inspector with the authority and responsibility to enforce all plumbing codes controlling safe construction, repair, alteration, and maintenance of plumbing installations. The Plumbing Inspector shall enforce all applicable codes and village ordinances related to plumbing installations. To enforce said codes and ordinances, the Plumbing Inspector shall issue notices or orders as necessary.

Exhibit A

(c) Right of entry

The Plumbing Inspector or an authorized agent may, during reasonable hours, for any proper purpose, request to enter any building or premises in the discharge of their official duties to perform inspections or to request the production of applicable permits or the required license thereof. The inspector may obtain a special inspection warrant authorizing such entry if anyone denies entry.

(d) Records

The Plumbing Inspector shall keep a record of all plumbing permits and record dates of inspection. The village shall keep any plans or documents submitted with a permit application for the minimum duration of time as required by applicable Wisconsin Statutes. The village may keep plans, permit applications, inspection records, and all relevant information in an electronic or digital media format.

(e) No assumption of liability

Nobody shall construe this chapter as the village or its officials assuming any liability for damages to anyone injured; any property destroyed by any defect in any building, electrical or mechanical equipment; the issuance or revocation of any permit; or for the drawings, plans, specifications, materials, samples, test reports, literature, information, or schedules authorized by this section. Nobody shall hold the village or any of its officials liable for any damage resulting from the enforcement of this section.

Section 3.07 Permits

(a) Permit required

No person shall install or alter plumbing or plumbing fixtures unless that person obtains a permit from the Plumbing Inspector. The Plumbing Inspector reserves the right to waive the permit requirement for minor alterations or repairs.

(i) *Permit categories*

- 1) Plumbing fixtures
- 2) Water lateral
- 3) Sewer lateral
- 4) Storm water lateral
- 5) Sewer disconnects
- 6) Manholes
- 7) Catch basins
- 8) Well registration
- 9) Well abandonment

(b) Permit Fees

Permit applicants shall pay non-refundable permit fees per [Chapter 30: Fees and Charges](#) before the Plumbing Inspector issues a permit.

(c) Permit applications

The Plumbing Inspector shall prescribe the form and method of all permit applications. The application shall include the applicant's name, the property owner's name, the job site address, and the engineer or designer with their applicable Wisconsin license, registration, or certification numbers.

Exhibit A

(d) Permit application requirements

(i) 1- and 2-family dwellings

- 1) Total number of proposed fixtures
- 2) Proposed laterals
- 3) A Road Access Permit (if applicable)

(ii) Private accessory buildings and structures

- 1) Total number of proposed fixtures
- 2) Proposed laterals
- 3) A Road Access Permit (if applicable)

(iii) Commercial buildings and multi-family buildings

- 1) Signed and sealed plans reviewed and approved per [Chapter SPS 382](#).
- 2) For plumbing installations that the Plumbing Inspector has agreed will not require DSPS plan review, the applicant shall provide plans signed and sealed per [Chapter SPS 382](#).
- 3) Both paper and PDF copies of plans.

(iv) Exterior fixtures such as fire hydrants, water mains, sewer mains, manholes, catch basins or similar installations

- 1) Signed and sealed plans reviewed and approved per [Chapter SPS 382](#).
- 2) For plumbing installations that the Plumbing Inspector has agreed will not require DSPS plan review, the applicant shall provide plans signed and sealed per [Chapter SPS 382](#).

(e) Plans and specifications

All plans shall be legible, provide pertinent information, and comply with the design requirements of applicable plumbing codes. The applicant shall submit copies of all plans, documents, and specifications to the Plumbing Inspector. The Plumbing Inspector may request calculations, specifications, or updates to plumbing plans.

(f) Road access permit

All applicable permit applications shall include a copy of a state or county highway access permit or a village road-opening permit per [§ 70-1: Excavations in streets](#).

(g) Rejection of permit applications

The Plumbing Inspector may reject any permit application that does not have pertinent information, license numbers, an approved plumbing plan, sufficient specifications, or is not in compliance with any provisions of this code.

(h) Permit approval

When the Plumbing Inspector finds that the proposed plans, documents, and specifications for plumbing work comply with this code, other applicable village ordinances, all Wisconsin laws, and lawful orders, they shall issue the permit. After permit issuance, any alterations to the plans and specifications require the Plumbing Inspector's consent.

(i) Expiration of permits

Plumbing permits shall expire unless the applicant completes construction or installation work within the allowed time. Applicants must receive permit extensions from the Plumbing Inspector to continue to work on a project that exceeds the permit time limitation. Applicable fees shall apply to permit extensions. The Plumbing Inspector may request a timetable of completion.

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(i) Plumbing permits with DSPS plan review

Permits shall expire unless the applicant has commenced construction or installation within two years of the plan approval date.

(ii) All other plumbing permits

Permits shall expire two years from the issue date.

(j) Electronic submittals

Permit applications, plans, construction documents, and site plans submitted digitally shall be in a commonly available format, such as a Portable Document Format (PDF) or an Open XML formatted Microsoft Word document (DOCX), unless otherwise specified by the Plumbing Inspector.

Section 3.08 Private system non-guarantee

The Mount Pleasant Plumbing Code does not guarantee how long any private sewage disposal system will operate satisfactorily.

Section 3.09 Lateral responsibility

Notwithstanding any other provision of this code, each property owner shall be responsible for the installation, repair, maintenance, and replacement of any laterals extending from the property owner's improvement to the main sewer, and the appropriate village utility shall be responsible for the main sewer only.

Section 3.10 1- and 2-family sewer installations

Persons shall install 1- and 2-family dwelling sewers only when the roofing is on the building, the building drain has been installed and approved, and they finish the basement floor unless otherwise approved by the Plumbing Inspector.

Section 3.11 Lateral reconnection

The Plumbing Inspector shall water or air test a sanitary sewer lateral before they will allow connection to an existing line. If they find the existing line unsatisfactory, the reconnector shall either remedy the line or bring a new sanitary lateral into the building below the basement floor.

Section 3.12 Water service

Water service shall have a minimum lateral size of one inch. The Plumbing Inspector shall water or air test a water lateral once connected to the curb stop before approving service.

Section 3.13 No construction draining

Persons shall pump all excavations completely dry during the entire construction period and keep excavations clean of loose material. No one shall allow the trench, surface, or foundation water to drain through the sewer lateral or sewer main.

Section 3.14 Taps

Where no sewer lateral or wye is available, contractors shall tap into the sewer main under the supervision of the Plumbing Inspector. The Plumbing Inspector shall only permit "Inserta Tee" or equivalent connections tapping into Village-owned sewer mains.

Section 3.15 Sump discharge

(a) Sanitary sewer discharge prohibited

All buildings with a sump and sump pump to collect and discharge all clear water shall discharge on the ground surface or into a storm sewer lateral. The village shall not allow footing tile or other clear water into the sanitary sewer. Sump pumps shall discharge at grade towards the street they are addressed to, unless otherwise

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approved by the Director of Public Works. Sump pumps shall not discharge directly onto roadway or sidewalk. Curb cuts are not permitted. Sump discharged determined to be a nuisance may require alternate discharge locations at the discretion of the Director Public Works.

(b) Discharge location

Unless otherwise approved, all discharge pipes shall discharge above the finished grade toward the street the property is addressed or into a storm sewer lateral for the subject property. Discharge pipes shall not discharge directly onto the roadway or sidewalk. The village shall not permit curb cuts for discharge pipes. Discharge pipes above the finished grade shall not discharge towards any private on-site wastewater treatment system. The Plumbing Inspector may require nuisance discharge pipes to discharge to alternate locations.

Section 3.16 Drain tile reconnection

Persons shall reconnect or reroute disturbed or removed portions of drain tiles from excavation and grading activities. The Plumbing Inspector shall inspect all reconnected or rerouted drain tiles.

Section 3.17 Cross-connections

(a) Prohibited

No person shall establish or maintain, or permit to be established or maintained, any cross connection. No person shall establish an interconnection whereby potable water from a private, auxiliary, or emergency water supply, other than the regular public water supply, may enter the supply distribution system of the public, unless the Plumbing Inspector and Wisconsin Department of Natural Resources approves the private, auxiliary, or emergency water supply, the method of connection, and the use of the supply in accordance with Wis. Admin. Code, Ch. NR 811.

(b) Inspections

The Plumbing Inspector shall inspect all properties served by the public water system where they deem cross connections with the public water system possible. The Village Board shall establish, and the Wisconsin Department of Natural Resources shall approve, the frequency of inspections and re-inspections based on the potential health hazards involved.

(c) Right of entry

The Plumbing Inspector may request entry, upon the presentation of their credentials at any reasonable time, to examine any property served by a connection to the public water system for a cross connection. If the property owner, lessee, or occupant refuses entry, the Plumbing Inspector may obtain a special inspection warrant under Wis. Stats. § 66.0119. Upon request, the owner, lessee, or occupant of any property served by a connection to the public water system shall furnish any pertinent information regarding the piping systems on the property to the Plumbing Inspector.

(d) Disconnection of water service

The Plumbing Inspector may discontinue water service to any property which violates these ordinances. They may take other precautionary measures they deem necessary to eliminate any danger of contamination of the public water system. The Plumbing Inspector may only discontinue water service after they give reasonable notice and an opportunity for a hearing to the property owner under Wis. Stats. Ch. 68. The Plumbing Inspector may not restore water service to a discontinued property until the property owner eliminates the cross connection compliance with the provisions of these ordinances.

(e) Public health emergency

If the Plumbing Inspector determines that a cross connection or an emergency endangers the public's health, safety, or welfare; that the cross connection or emergency requires immediate action; that they have filed a written finding to that effect with the Village Board; and that they delivered the written finding to the customer's

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premises, the Plumbing Inspector may immediately discontinue service. The customer shall have an opportunity for a hearing under Wis. Stats. Ch. 68 within 10 days of an emergency discontinuance.

Section 3.18 Inspections

(a) Required inspections

The Plumbing Inspector shall inspect buildings, property, structures, construction sites, or equipment to ensure compliance with all applicable plumbing and well codes. The inspection requirements of [Chapter SPS 320](#), [Chapter SPS 361](#), and [Chapter SPS 382](#) for plumbing shall apply.

(i) *Inspections before concealment*

The Plumbing Inspector shall inspect rough plumbing, building drains, storm sewer laterals, storm sewers, water loops, fire hydrants, water laterals, sanitary sewers, sanitary sewer laterals and buttresses/restraints before concealment. They shall also inspect any well abandonments or cross-connection controls.

(ii) *Other inspections*

The Plumbing Inspector shall inspect manholes, catch basins, well abandonments, cross-connection controls, and any other plumbing fixture depicted and approved per Section 3.07.

(iii) *Final inspections*

The Plumbing Inspector shall also complete final inspections per Section 3.18.

Section 3.19 Occupancy

The Plumbing Inspector shall inspect all new buildings and additions, alterations, or remodels of existing buildings as applicable before signing off on any Certificate of Occupancy.

Section 3.20 Stop-work orders and permit revocation

(a) Stop-work order

The Plumbing Inspector shall serve any stop-work order upon the owner or their representative.

(i) *When Issued*

The Plumbing Inspector may issue a stop-work order for any of the following reasons.

1) Lack of correction

Whenever the Plumbing Inspector notifies the owner or representative of plumbing code violations that they fail to correct.

2) Plan violations

Whenever an owner or representative fails to comply with the approved civil engineering plans.

3) Conditions of approval violations

Whenever an owner or representative violates any of the conditions of an approval for the use of any new materials, equipment, or methods of construction.

4) Air and water quality violations

Whenever an owner or representative violates air or water quality standards by any construction project or demolition operation.

5) Dangerous situations

Whenever continuing any construction becomes dangerous to life or property.

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6) Law violations

Whenever an owner or representative violates any provisions of this code, other ordinance, law, lawful orders, or Wisconsin Statute.

7) Failure to pay

Whenever an owner or representative fails to pay any fees required by the village.

(ii) Repealing orders

The Plumbing Inspector may repeal a stop-work order when they find that the owner or representative makes satisfactory corrections.

(iii) Specific work may continue

The Plumbing Inspector shall allow specific work to continue if the disruption of said work becomes dangerous to life or property.

(b) Permit revocation

Plumbing Inspector shall revoke permits by serving the revocation upon the owner or their representative. Any revoked permit is null and void with all permit fees forfeited. The Plumbing Inspector shall require a new permit before resuming any construction or operation. The Plumbing Inspector shall not issue a new permit until the owner or their representative resolves all violations, applies for a new permit, and pays any applicable fees.

(i) When revoked

The Plumbing Inspector may revoke a permit for any of the following reasons.

1) Misrepresentation

Whenever an owner or their representative falsely states or misrepresents an item in a permit application, plan, drawing, specification, survey, or site plan on which the Plumbing Inspector based their permit issuance.

2) Improper construction

Whenever an owner or their representative does not construct the building or building site in accordance with approved building plans, site plans or civil plans.

3) Stop-work order compliance

Whenever an owner or their representative does not comply with a stop-work order after the Plumbing Inspector notifies the owner or their representative.

(ii) Site stabilization

After the Plumbing Inspector serves notice upon the owner or their representative, the village prohibits proceeding with any construction operation or operation whatsoever except to stabilize any building or site that may become dangerous to life or property.

Section 3.21 Holding tanks

(a) Authorization

The Plumbing Inspector may authorize the use of holding tanks for disposal of sanitary liquid waste for all existing structures and any new construction. The Village requires documentation for holding tanks prior to the applicant applying for holding tank approval from Racine County. Necessary documents include but may not be limited to an assigned tank pumping agreement and holding tank agreement.

(b) When appropriate

The Plumbing Inspector may permit holding tanks only in instances of failed existing on-site sanitary systems; in areas expected for service, within a reasonable time, with public sanitary systems; in areas outside the

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village sewer service area; if the permit indicates the location of the holding tank on a plat of survey; and if Racine County permits the holding tank.

Section 3.22 Report of existing unsanitary conditions

Whenever the Plumbing Inspector reports to the Racine County Public Health Division that the plumbing in any building is contrary to ordinances of the Village, is a menace to public health, or that the plumbing in any building is defective, the Racine County Public Health Division shall direct the Plumbing Inspector to investigate the cause for the complaint in such building and report their findings, in writing, suggesting the changes necessary to put the building in proper sanitary condition. The Racine County Public Health Division shall then direct the Plumbing Inspector to make those changes as they deem necessary and fix a time for having the changes done. The Village Board deems any person who refuses to comply with the Plumbing Inspector's direction guilty of a violation of these ordinances, and each day's continuance of the violation shall constitute a separate offense.

Section 3.23 Violations, Penalties

Any person found to violate any provision of this chapter or any rule or regulation promulgated under this chapter shall be subject to a penalty as provided in § 1-15.

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