

City of Wheat Ridge local amendments to the  
2018 International Plumbing Code  
(Effective July 1, 2020)

**Sec. 5-79. Plumbing Code.**

(a) *Adoption.* The International Plumbing Code, 2018 Edition, is hereby adopted by reference and incorporated into this article as though fully set forth herein as the plumbing code of the City of Wheat Ridge. One (1) copy of said International Plumbing Code shall be filed in the office of the city clerk and may be inspected during regular business hours. Except as otherwise provided hereafter, such code is adopted in full, including the outline of contents and index contained herein. The 2018 International Plumbing Code shall be known as the "I.P.C." or the "plumbing code" and may be cited and referred to as such.

(b) *Amendments.* The International Plumbing Code adopted by this section is amended as follows. Section numbers referred to herein refer to and correspond with the section numbers of the 2018 International Plumbing Code.

*101.1 Title.* Amend to read in its entirety:

**101.1 Title.** These regulations shall be known as the *Plumbing Code* of the City of Wheat Ridge hereinafter referred to as "this code."

*106.3.1 Construction documents.* Amend to read in its entirety:

**106.3.1 Construction documents.** The registered design professional shall submit to the code official two complete sets of signed and sealed construction documents for the alternative engineered design. The construction documents shall include floor plans and a riser diagram of the work. Where appropriate, the construction documents shall indicate the direction of flow, all pipe sizes, grade of horizontal piping, loading, and location of fixtures and appliances.

**Exception:** The code official shall have the authority to waive the submission of construction documents, calculations or other data if the nature of the work applied for is such that submission of construction documents is not necessary to determine compliance with this code.

*106.5.3 Expiration.* Amend to read in its entirety:

**106.5.3 Expiration.** Every permit issued by the code official under the provisions of this code shall expire one year (365 days) after the date of issuance. The building official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

*106.6.2 Fee Schedule.* Amend to read in its entirety:

**106.6.2 Fee Schedule.** The fees for all plumbing work shall be established as set forth in Table 1-A.

*106.6.3 Fee refunds.* Amend to read in its entirety:

**106.6.3 Fee refunds.** The code official shall authorize the refunding of fees as follows:

1. The full amount any fee paid hereunder that was erroneously paid or collected.
2. Not more than 100 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.
4. Not more than 50 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled after initiation of any plan review effort.

Note: The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

*108.4 Violation penalties.* Amend to read in its entirety:

**108.4 Violation penalties.** Any person or entity who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000.00 dollars or by imprisonment not exceeding 90 days, or both such fine and imprisonment; provided, however, that no person under the age of eighteen (18) years shall be subjected to imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

*108.5 Stop work orders.* Amend to read in its entirety:

**108.5 Stop work orders.** Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work, or visibly posted at the work site. The notice shall state the conditions under which the work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than 60 dollars or not more than 1,000 dollars.

*109 Means of Appeal.* Amend to read in its entirety:

**109 Means of Appeal.** Appeals of decisions and determinations made by the Building Official shall comply with the process and procedures set forth in City of Wheat Ridge Municipal Code Sections 2-59 and 5-25. An application for appeal shall be based on claim the true intent of this code or the rules legally adopted thereunder, including fines, have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.

403.1 *Minimum number of fixtures.* Delete the text of this section, while maintaining Table 403.1, and insert:

**403.1 Minimum number of fixtures.** Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Tables 403.1 and 403.1.1. Types of occupancies not shown in Tables 403.1 and 403.1.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code. Table 403.1.1 shall be as follows:

**Table 403.1.1**

Occupancy	Description	Separate Sex Facilities Required When Occupant Load Exceeds
A-1	Theaters and other buildings for the performing arts and motion pictures	65
A-2	Nightclubs, bars, taverns, dance halls and buildings for similar purposes	40
	Restaurants, banquet halls and food courts	75
A-3	Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums	65
	Passenger terminals and transportation facilities	250
	Places of worship and other religious services	75
A-4	Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	40
A-5	Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities	40
B	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial and similar uses	25
E	Educational facilities	50

F1 & F2	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	100
I-1	Residential care	10
I-2	Hospitals, ambulatory nursing home patients	N/A
	Employees, other than residential care	25
	Visitors, other than residential care	75
I-3	Prisons	N/A
I-3	Reformatories, detention centers, and correctional centers	15
I-4	Adult day care and child care	15
M	Retail stores, service stations, shops, salesrooms, markets and shopping centers	125
R-1	Hotels, motels, boarding houses (transient)	N/A
R-2	Dormitories, fraternities, sororities and boarding houses (not transient)	10
R-2	Apartment house	N/A
R-3	One- and two-family dwellings	N/A
R-4	Residential care/assisted living facilities	10
S-1 S-2	Structures for the storage of goods, warehouses, storehouse and freight depots. Low and moderate hazard	100

*305.4.1 Sewer Depth. Amend to read in its entirety.*

**305.4.1 Sewer depth.** Building sewers that connect to private sewage disposal systems shall not be less than 12 inches below finished grade at the point of septic tank connection. Building sewers shall not be less than 12 inches below grade.

*903.1 Roof Extensions. Amend to read in its entirety:*

**903.1 Roof Extension.** All open pipes that extend through a roof shall be terminated at least twelve inches above the roof, except that where a roof is to be used for any occupiable purpose, the vent extensions shall be run at least 7 feet (2,134 mm) above the roof.