

REGULATION No. 420-01

Plumbing and Medical Gas 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 4101:3-15), 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 **BOARD OF HEALTH** means the board of health of a city, general health district, combined health district or the authority having the duties of the board of health under section 3709.02 of the Ohio Revised Code.
- 1.2 **CLERMONT COUNTY GENERAL HEALTH DISTRICT, CCGHD, CLERMONT COUNTY PUBLIC HEALTH, or CCPH** means the general health district as created by or under authority of Chapter 3709 of the Ohio Revised Code.
- 1.3 **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 which are supplied with water or which receive or discharge liquids or liquid-borne wastes, with or without discharge into the drainage system with which they may be directly or indirectly connected.

1.5 MEDICAL GAS is an assembly of equipment and piping for the distribution of medical gases including but not limited to oxygen, nitrous oxide, carbon dioxide, and helium.

1.6 MEDICAL GAS INSPECTOR is an inspector who has a current American Society of Sanitary Engineers (ASSE) 6020 medical gas inspector certification.

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 4101:3-15)

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 4101:3-15), 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 4101:3-15), 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 4101:3-15), 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 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 Clermont County General Health District.

2.6 Copies of the Plumbing Code of the Ohio Basic Building Code (OAC 4101:3-1 to 4101:3-15), 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 Clermont County General Health District 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 Clermont County General Health District 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/she is associated with, whether he/she 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 Clermont County General Health District 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 Clermont County General Health District 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 as determined by the Clermont County Board of Health.

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 in Clermont County, on an original bond agreement form provided by the Clermont County General Health District.

- 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 Clermont County General Health District 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 Clermont County General Health District 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 Clermont County General Health District, 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/she occupies.

3.7 A registrant shall maintain and submit to the Clermont County General Health District such complete and accurate records and information that may be required for determining compliance with the rules.

3.8 Upon recommendation of the health commissioner the Board of Health may, after a hearing, remove the name of any person from the register of persons 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 4101:3-15). 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 4101:3-15).

3.9 Each person, firm, or corporation obtaining a medical gas permit shall be registered in Clermont County as a medical gas permit holder.

a) A bond from the Clermont County General Health District to obtain a medical gas permit or registration is not required.

3.10 To obtain a homeowners permit you must be the owner and live in the single family residence where the work will be completed.

SECTION IV: PERMIT REQUIRED; APPROVAL OF PLANS, FEE

4.1 No plumbing shall be done in any non-residential or residential building until plans and specifications for such plumbing work have been submitted and approved and a permit has been obtained from the Clermont County General Health District; 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. In the case of emergency where repairs need to be made to existing plumbing, a plumbing application for a plumbing permit shall be submitted within 72 hours of the commencement of work.

4.2 The application to the Clermont County General Health District for a permit to do plumbing work shall be made on forms provided by the health district 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 Clermont County General Health District to do plumbing whose name is not on the register maintained by the health district 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/she lives or in which he/she 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 Clermont County General Health District.

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 district 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 Clermont County General Health District.

4.7 Each application to the Clermont County General Health District for a permit to do plumbing shall be accompanied by the required fees approved by the Clermont County Board of Health.

Where additional inspections are made necessary by incomplete or faulty work, a fee approved by the Clermont County Board of Health shall be charged for each inspection.

Where any work where a permit is required is started prior to obtaining said permit, the maximum fees listed above shall be (2) 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 Clermont County General Health District 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.

4.10 The transfer of a plumbing permit shall conform to the following procedures:

- a) Only the property owner may transfer a plumbing permit.
- b) The property owner shall submit a letter releasing the original contractor of all responsibility of the plumbing permit and requesting the permit be transferred to a different contractor.

- c) The owner, if transferring the permit from a contractor to a homeowners permit or new bonded and registered contractor, accepts all future responsibility of all plumbing performed prior to and after transfer of permit.

SECTION V: MEDICAL GAS SYSTEMS

5.1 A medical gas permit is required when installing any medical gas piping systems including new construction, remodel of any building, residential, or commercial.

5.2 The design, installation and testing of medical gas and vacuum piping systems within the scope of the national fire protection association standard, section 1-1 of the “NFPA 99C, Gas and Vacuum Systems,” is governed by the national fire protection association standard.

5.3 Installer, inspectors, verifiers, construction maintenance personnel, and instructor for the design, installation and testing of medical gas and vacuum piping systems shall obtain certification by the American Society of Sanitary Engineers (ASSE) in accordance with the ASSE series 6000 requirements.

5.4 Only brazers who have been qualified and are currently certified under the requirements of ASSE 6010 shall be permitted to braze joints in medical gas and vacuum piping systems (ASSE Series 600/10-4.9.2).

5.5 Clermont County General Health District plumbing division will permit and inspect medical gas systems per the Ohio Plumbing Code. No part of any medical gas system shall be covered until it has been inspected by a medical gas inspector, tested and approved.

5.6 The transfer of a medical gas permit from a registered contractor to a new contractor shall conform to the following procedures:

- a) The property owner shall submit a letter releasing the original contractor of all responsibility of the medical gas permit and requesting the permit be transferred to a different contractor.
- b) The new applicant accepting the transfer of the existing permit assumes responsibility of all medical gas piping performed prior to and after transfer of permit.

SECTION VI: FEES

6.1 All fees for applications, tests and inspections shall be authorized by the Board of Health.

6.2 If a registered contractor has outstanding plumbing or medical gas fees, no plumbing or medical gas permits shall be issued until the balance is paid in full.

6.3 Failure to obtain a permit before starting work will result in a penalty of (2) two times the permit costs.

SECTION VII: PERMIT EXPIRATION/EXTENSIONS

7.1 Plumbing and medical gas permits are valid for a period of (12) twelve months from the date of issue.

7.2 One extension shall be granted for an additional year if requested by the owner at least ten days in advance of the expiration of the approval and upon payment of any fee not to exceed one hundred dollars. If, after the start of construction, work is delayed or suspended for more than six months, the approval is invalid. Two extensions shall be granted for six months if requested by the owner at least ten days in advance of the expiration of the approval and upon payment of any fee for each extension.

SECTION VIII: PENALTIES

8.1 Any person who violated any provision of this regulation shall be in violation of Section 3709.20 and 3709.21, and subject to the penalties provided by Section 3709.99 of the Ohio Revised Code.

SECTION IX: EFFECT OF PARTIAL INVALIDITY

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