

CHAPTER 5F
PLUMBING CODE*

*** Editor's Notes:**

1. Pursuant to section 107-28, Hawai'i Revised Statutes ("HRS"), each County shall amend and adopt the Hawai'i State building codes and standards listed in HRS, section 107-25 within two years after adoption by the State Building Code council. If a County does not amend, adopt, and update a State code within this time frame, the respective State code shall become applicable as an interim County code.
2. Chapter 17, "plumbing code," was repealed by ordinance 20-61, section 12, and replaced with chapter 5F.

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2. Chapter 17, "plumbing code," was repealed by ordinance 20-61, section 12, and replaced with chapter 5F.

Article 1. General Provisions.

Section 5F-1-1. Title.

This chapter shall be known as the "plumbing code."
(2020, ord 20-61, sec 6.)

Section 5F-1-2. Purpose.

The purpose of this chapter is to provide for the protection of the public health and safety by establishing minimum standards for the installation, alteration, or repair of plumbing, gas, and drainage systems and the inspection thereof in the County.
(2020, ord 20-61, sec 6.)

Section 5F-1-3. Scope; exceptions.

This chapter shall apply to all new construction, relocated buildings, and to any alterations, repairs, or reconstruction within the property lines of the premises, within the County inland of the shoreline high-water line. Exceptions to these minimum requirements are listed below:

This chapter shall not apply to:

- (1) Work or installations not covered by the Uniform Plumbing Code, 2012 Edition, as adopted by the Hawai'i State Plumbing Code;
- (2) Work on buildings or premises owned by or under the direct control of the Federal government;
- (3) Work in public State or County road right-of-ways for utility installations and mechanical equipment not specifically regulated in this code where installed:
 - (A) Outside the proposed premises or boundary lines in a subdivision under development; or
 - (B) In an approved subdivision, where the work is in planned or actual roadways or other common infrastructure areas;
- (4) Pursuant to section 448E-13, Hawai'i Revised Statutes, work by employees of a public utility within the State under a franchise or charter granted by the State which is regulated by the public utilities commission and community antennae television company, while so employed;
- (5) Plumbing work related to work regulated by chapter 397, Hawai'i Revised Statutes, relating to boilers and pressure vessels; or

- (6) Agricultural buildings, structures, and appurtenances without electrical power and plumbing systems are exempt from permit and construction code requirements, pursuant to section 46-88, Hawai'i Revised Statutes, except as otherwise provided for in this construction code. No plumbing systems shall be connected to a building or structure without first obtaining a permit for plumbing work.

(2020, ord 20-61, sec 6.)

Section 5F-1-4. Administrative provisions.

Provisions relating to permitting, enforcement, inspection, and other administrative procedures pertaining to this chapter are contained in chapter 5, the construction administrative code.

(2020, ord 20-61, sec 6.)

Section 5F-1-5. Existing plumbing installations.

Plumbing installations in existence and permitted pursuant to applicable laws and standards in effect when the plumbing work thereon was performed, shall not be deemed to be in violation of subsequent changes to applicable laws or standards, provided that such installations shall be subject to the provisions of section 5-2-3 of the construction administrative code.

(2020, ord 20-61, sec 6.)

Section 5F-1-6. Definitions.

As used in this chapter, unless it is apparent from the context that a different meaning is intended:

“Accessory structure” means a structure not greater than 3,000 square feet (279 m²) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling and which is located on the same lot.

“Authority having jurisdiction” means the director of the department of public works, or the director’s authorized representative.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy. The term shall include but not be limited to, any structure mounted on wheels such as a trailer, wagon, or vehicle which is parked and stationary for any 24-hour period, and is used for business or living purposes; provided, however, that the term shall not include a push cart or push wagon which is readily movable and which does not exceed 25 square feet in area, nor shall the term include a trailer or vehicle, used exclusively for the purpose of selling any commercial product therefrom, which hold a vehicle license and actually travels on public or private streets.

“Certified medical gas installer” means a qualified installer who has successfully passed a National Inspection Testing Certification Service competency examination in accordance with the ASSE Series 6000 Standard, section 6010.

“Certified medical gas verifier” means a qualified installer who has successfully passed a National Inspection Testing Certification Service competency examination in accordance with the ASSE Series 6000 Standard, Section 6030.

“This code” means the plumbing code, contained in chapter 5F, or the construction administrative code, contained in chapter 5, or both, as the context requires.

“Construction code” means collectively: chapter 5, the construction administrative code; chapter 5A, the building code; chapter 5B, the residential building code; chapter 5C, the existing building code; chapter 5D, the electrical code; chapter 5E, the energy conservation code; chapter 5F, the plumbing code; and all administrative rules adopted pursuant to these chapters.

“Director” means the director of public works of the County of Hawai‘i or the director’s duly authorized representative.

“Dwelling” means any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.

“Dwelling unit” means a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

“Engineer” means a person who is licensed and in good standing as a professional engineer in the State of Hawai‘i.

“Existing building” means a building erected prior to the effective date of this chapter, or one for which a legal permit has been issued.

“Existing structure” means a structure erected prior to the effective date of this chapter, or one for which a legal permit has been issued.

“IAPMO” means the International Association of Plumbing and Mechanical Officials.

“Permit” means a formal authorization issued by the authority having jurisdiction that authorizes performance of specified work, pursuant to the construction code, including the following chapters and all administrative rules adopted pursuant to the following chapters:

- (1) 5, the construction administrative code;
- (2) 5A, the building code;
- (3) 5B, the residential building code;
- (4) 5C, the existing building code;
- (5) 5D, the electrical code;
- (6) 5E, the energy conservation code; and
- (7) 5F, the plumbing code.

“Person” means any individual, firm, partnership, association, or corporation, or its or their successors or assigns, according to the context thereof.

“Plumbing work” means the design, installation, alteration, construction, reconstruction, or repair of plumbing, gas, and drainage systems.

“Section” means a section of a chapter of the Uniform Plumbing Code.

“UPC” means the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials.

(2020, ord 20-61, sec 6; am 2021, ord 21-61, secs 24 and 25.)

Section 5F-1-7. Compliance required.

- (a) No person shall perform or cause to be performed any plumbing work which does not comply with the provisions of this code or any permit issued pursuant to this code.
- (b) No person shall perform any work covered by this code in violation of the provisions of chapter 448E, Hawaii Revised Statutes.
- (c) Any approval or permit issued pursuant to the provisions of this code shall comply with all applicable requirements of this code.
- (d) The granting of a permit, variance, or approval of plans or specifications pursuant to this code does not dispense with the necessity to comply with any applicable law to which a permit holder may also be subject.

(2020, ord 20-61, sec 6.)

Section 5F-1-8. Conflict.

- (a) If any provisions of this code conflict with or contravene provisions of the Hawaii State Plumbing Code or the Uniform Plumbing Code that have been incorporated by reference, the provisions of this code shall prevail as to all matters and questions arising out of the subject matter of such provisions.
- (b) In situations where two or more provisions of this code and any applicable law, other than those provided for in subsection (a), cover the same subject matter, the stricter shall be complied with.

(2020, ord 20-61, sec 6.)

Article 2. Installation Requirements.**Section 5F-2-1. Uniform plumbing code adopted.**

The Uniform Plumbing Code, 2012 Edition, published by the International Association of Plumbing and Mechanical Officials, 5001 E. Philadelphia Street, Ontario, CA 91761-2816, including appendices, is incorporated by reference and made a part of this code, subject to any amendments hereinafter set forth in this chapter.

- (a) The scope, technical specifications, and exemptions set forth in the Uniform Plumbing Code, 2012 Edition, are hereby adopted as the standard for plumbing work covered by this code, provided there are no specific provisions in any other section of this code covering the particular matter.
- (b) A copy of the Uniform Plumbing Code, 2012 Edition, shall be available for public inspection at the Hilo and Kailua-Kona offices of the department of public works and at the office of the County clerk.
- (c) This incorporation by reference includes all parts of the Uniform Plumbing Code, 2012 Edition, subject to the amendments hereinafter set forth.

- (1) Section 204.0 of the Uniform Plumbing Code is amended by amending the definition of “Building Drain” to read as follows:

“BUILDING DRAIN. That part of the lowest piping of a drainage system that receives the discharge from soil, waste, and other drainage pipes inside the walls of buildings and conveys it to the building sewer beginning five (5) feet (1524 mm) outside the building wall.”

- (2) Section 210.0 of the Uniform Plumbing Code is amended by adding a new definition of “Health Officer” to read as follows:

“HEALTH OFFICER. Health Officer shall mean the director of health of the department of health, State of Hawai‘i, or the director’s authorized agent.”

- (3) Section 221.0 of the Uniform Plumbing Code is amended by adding a new definition of “Single Stack Vent System” to read as follows:

“SINGLE STACK VENT SYSTEM. A specially designed plumbing system wherein a common stack serves as a drainage pipe as well as a vent pipe.”

- (4) A new subsection 313.8 is added to the Uniform Plumbing Code to read as follows:

“**313.8 Seismic Supports.** Where earthquake load are applicable in accordance with the building code, plumbing piping supports shall be designed and installed for the seismic forces in accordance with the building code.”

- (5) Subsection 402.5 of the Uniform Plumbing Code is amended to read as follows:

“**402.5 Setting.** Fixtures shall be set level and in proper alignment with reference to adjacent walls. No water closet or bidet shall be set closer than 15 inches (381 mm) from its center to a side wall or obstruction nor closer than 30 inches (762 mm) center to center to a similar fixture. The clear space in front of any water closet, bidet, and lavatory, shall not be less than 24 inches (610mm) which may include adjoining floor area.”

- (6) Section 422.0 and Table 422.1 of the Uniform Plumbing Code are repealed in their entirety.

- (7) The Uniform Plumbing Code is amended by adding a new section 422.0 to read as follows:

“422.0 Minimum Number of Required Fixtures. Plumbing fixtures shall be provided for the type of building occupancy and in the minimum number required in Chapter 29 of the International Building Code.”

- (8) Subsection 507.13 of the Uniform Plumbing Code is amended by adding the following Exception to the end thereof, to read as follows:

“Exception:

- (1) Water heaters may be installed at floor level in carports having one hundred (100) percent opening on one side and fifty (50) percent net opening on another side or the equivalent of such openings on two or more sides, provided the adjacent ground level is at or below the flow level of the carport.
- (2) Fuel burning water heaters having sealed combustion chambers may be installed at floor level.
- (3) Electric water heaters in garages may be installed at floor level.”

- (9) A new subsection 508.4.5 is added to the Uniform Plumbing Code to read as follows:

“508.4.5 Access. Every attic, mezzanine, or platform more than 16 feet (4.9 meters) above the ground floor level shall be accessible by a stairway or ladder permanently fastened to the building.

Exception: No permanent access required for R-3 Occupancies.”

- (10) Subsection 604.11 of the Uniform Plumbing Code is amended to read as follows:

“604.11 Lead Content. The maximum allowable lead content in pipes, pipe fittings, plumbing fittings, and fixtures intended to convey or dispense water for human consumption shall be not more than a weighted average of 0.25 percent with respect to the wetted surfaces of pipes, pipe fittings, plumbing fittings, and fixtures. For solder and flux, the lead content shall be not more than 0.2 percent where used in piping systems that convey or dispense water for human consumption.

Exceptions:

- (1) Pipes, pipe fittings, plumbing fittings, fixtures or backflow preventers used for nonpotable services such as manufacturing, industrial processing, irrigation, outdoor watering, or any other uses where the water is not used for human consumption.
 - (2) Water closets, bidets, urinals, fill valves, flushometer valves, tub fillers, shower valves, service saddles, or water distribution main gate valves that are 2 inches (50 mm) in diameter or larger.”
- (11) Subsection 608.3 of the Uniform Plumbing Code is amended by adding a third sentence to the first paragraph to read as follows:
- “Cylinder Expansion Tanks more than twenty-four (24) inches in vertical height, shall be secured against seismic movements within the upper top one third (1/3) of its vertical dimensions.”
- (12) Subsection 608.5 of the Uniform Plumbing Code is amended to read as follows:
- “**608.5 Drains.** Relief valves shall be provided with a drain, not smaller than the relief valve outlet, of galvanized steel, hard-drawn copper piping and fittings, CPVC, PP, or listed relief valve drain tube with fittings that will not reduce the internal bore of the pipe or tubing (straight lengths as opposed to coils) and shall extend from the valve to the outside of the building, with the end of the pipe not more than 2 feet (610 mm) nor less than 6 inches (152 mm) aboveground or the flood level of the area receiving the discharge and pointing downward. Such drains shall be permitted to terminate at other approved locations. Relief valve drains shall not terminate in a building’s crawl space. No part of such drain pipe shall be trapped or subject to freezing. The terminal end of the drain pipe shall not be threaded.”
- (13) Subsection 715.1 of the Uniform Plumbing Code is amended to read as follows:
- “**715.1 Materials.** The building sewer, beginning 5 feet (1524 mm) from a building or structure shall be of such materials as prescribed in this code.”

- (14) A new subsection 911.3 is added to the Uniform Plumbing Code to read as follows:

“911.3 Single Stack System. When approved by the administrative authority, a single-stack system based on engineered studies and tests may be used in lieu of other related provisions in this code. Plans and specifications of such systems shall be prepared and stamped by a Hawaii licensed mechanical engineer.”

- (15) Subsection 1101.11.1 of the Uniform Plumbing Code is amended to read as follows:

“1101.11.1 Primary Roof Drainage. Roof areas of a building shall be drained by roof drains or gutters. The location and sizing of drains and gutters shall be coordinated with the structural design and pitch of the roof. Unless otherwise required by the authority having jurisdiction, roof drains, gutters, vertical conductors or leaders, and horizontal storm drains for primary drainage shall be sized based on a storm of 60 minutes duration and 100 year return period. Refer to the National Weather Service rainfall map for 100 year, 60 minute storms at various locations.”

- (16) Subsection 1211.5 of the Uniform Plumbing Code is amended by adding a third sentence to read as follows:

“Ground-joint unions may only be used at exposed fixture, appliance, or equipment connections and in exposed exterior locations immediately on the discharge side of a building shutoff valve. Heavy duty flanged type unions may be used in special cases, when first approved by the administrative authority. Bushings shall not be used in concealed locations.”

- (17) A new subsection 1212.2 is added to the Uniform Plumbing Code to read as follows:

“1212.2 Anchored or strapped. Liquefied Petroleum Gas Cylinder Tank Facilities more than 24 inches in vertical height, shall be secured against seismic movements within upper top-third (1/3) of its vertical dimensions.”

- (18) A new subsection 1301.4 is added to the Uniform Plumbing Code to read as follows:

“**1301.4** The provisions of ‘Part 1 - Special Requirements for Health Care Facilities’ shall be for REFERENCE ONLY, FOR DESIGN AND CONSTRUCTION. This section will not be regulated or enforced by the County of Hawai‘i.”

- (19) Subsection 1309.1 of the Uniform Plumbing Code is amended to read as follows:

“**1309.1 General.** The provisions of ‘Part II - Medical Gas and Vacuum Systems’ shall be for REFERENCE ONLY, FOR DESIGN AND CONSTRUCTION. This section will not be regulated or enforced by the County of Hawai‘i. Installation of medical gas and vacuum piping shall be conducted by qualified Medical Gas Installers meeting the requirements of ASSE 6010. Testing and verification shall be conducted by ‘Certified Medical Gas System Verifier’ in accordance with ASSE 6030.”

- (20) Section 1326.0 of the Uniform Plumbing Code is amended by replacing “Authority Having Jurisdiction” with “Certified Medical Gas Verifier” throughout subsections 1326.1 through 1326.15.

- (21) Subsection 1327.3 of the Uniform Plumbing Code is amended to read as follows:

“**1327.3 Reports.** The inspection and testing reports shall be submitted directly to the party that contracted for the testing, who shall submit the report through channels to the responsible facility authority and others that are required.

Reports shall contain detailed listings of findings and results.

The licensed mechanical engineer responsible for the design and observation of the system shall provide a statement that the certification tests of section 1326.0 as applicable, have been verified and to the best of such engineer's knowledge complies with the installation requirements.”

- (22) Table 1401.1 of the Uniform Plumbing Code is amended by adding the following standards to be inserted between Standard Number SAE-J1670-2008 and TCNA A118-10-2011:

Standard Number	Standard Title	Application	Referenced Sections
State of Hawai'i - Rev. Sept. 2000	Standard Details for Public Works Construction	Various	Various
State of Hawai'i – 2002	Water System Standards	Various	Various

- (23) Subsection 1601.3 of the Uniform Plumbing Code is amended to read as follows:

“1601.3 Permit or Approval.

It shall be unlawful for any person to construct, install, alter, or cause to be constructed, installed, or altered any alternate water source system in a building or on a premises without first obtaining a permit or approval to do such work from the Authority Having Jurisdiction.

Exceptions:

- (1) A permit is not required for exterior rainwater catchment systems used for outdoor drip and subsurface irrigation with a maximum storage capacity of 360 gallons (1363 L).
- (2) A plumbing permit is not required for rainwater catchment systems for single family dwellings where outlets, piping, and system components are located on the exterior of the building. This does not exempt the need for permits where required for electrical connections, tank supports, or enclosures.”

- (24) Subsection 1602.7 of the Uniform Plumbing Code amended by amending the first paragraph to read as follows:

“1602.7 Drawings and Specifications. The Authority Having Jurisdiction shall require the following information to be included with or in the plot plan before a permit or approval is issued for a gray water system, or at a time during the construction thereof:”

- (25) Appendix D of the Uniform Plumbing Code, “Sizing Storm Water Drainage Systems,” is deleted in its entirety.
- (26) Appendix E of the Uniform Plumbing Code, “Manufactured/Mobile Home Parks and Recreational Vehicle Parks,” is deleted in its entirety.

- (27) Appendix F of the Uniform Plumbing Code, “Firefighter Breathing Air Replenishment Systems,” is deleted in its entirety.
- (28) Appendix G of the Uniform Plumbing Code is amended by amending its title to read as follows:

“APPENDIX G

**SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED
WITH DRAFT HOODS, CATEGORY I APPLIANCES, AND APPLIANCES
LISTED FOR USE WITH TYPE B VENTS**

FOR REFERENCE ONLY

(The content of this Appendix is based on Annex G of NFPA 54)”

- (29) Appendix H of the Uniform Plumbing Code, “Private Sewage Disposal Systems,” is amended by amending its title to read as follows:

“APPENDIX H

COMMERCIAL OR INDUSTRIAL SPECIAL LIQUID WASTE DISPOSAL

FOR REFERENCE ONLY”

(2020, ord 20-61, sec 6.)

Article 3. Plumbing Work Within Special Flood Hazard Areas.**Section 5F-3-1. General applicability.**

- (a) The provisions of this article shall apply to the: installation of any new plumbing system; or the renovation and major alteration, addition, or reinstallation of any existing plumbing system within a special flood hazard area as identified by chapter 27, Hawaii County Code. All installations shall comply with chapter 27, Floodplain Management.
- (b) The provisions of this article shall not apply to the following:
- (1) Any plumbing system serving a building or structure exempted from chapter 27;
 - (2) Any plumbing system serving a building or structure which has been granted a flood control variance pursuant to article 2, chapter 27; or
 - (3) Any plumbing system lawfully existing prior to November 8, 1993, subject to the provisions of chapter 27.

(2020, ord 20-61, sec 6.)

Section 5F-3-2. Definitions.

As used in this article, unless it is apparent from the context that a different meaning is intended:

“Base flood elevation” means the water surface elevation of the base flood.

“Flood or flooding” means:

- (1) A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - (A) The overflow of inland or tidal waters;
 - (B) The unusual and rapid accumulation or runoff of surface waters from any source; or
 - (C) Mudslides (i.e., mudflows) which are approximately caused by flooding as defined in paragraph (1)(B) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(A) of this definition.

“Special flood hazard area” means an area having special flood or flood-related erosion hazards, and shown on the Flood Insurance Rate Maps as Zones A, AO, AE, A99, AH, VE, or V.

(2020, ord 20-61, sec 6.)

Section 5F-3-3. Drainage (plumbing) systems.

- (a) Drainage systems that have openings below the base flood elevation shall be provided with an automatic backwater valve installed in each discharge line passing through a building exterior wall, except backwater valves may be deleted if the fixture drainage openings are located at or above a floor level which is above the surrounding ground level.
 - (b) Drainage systems for emergency servicing facilities that are required to remain in operation during a flood shall be provided with a sealed holding tank and the necessary isolation and diversion piping and appurtenances to withhold or postpone sewage discharge to the sewer system during the flood. The holding tank shall be sized for storage of at least one hundred fifty percent of the anticipated demand for a twenty-four hour period. Vents provided for such holding tank shall terminate at an elevation of at least one foot above the base flood elevation.
 - (c) All pipes in a plumbing vent system shall terminate at an elevation of at least one foot above the base flood elevation.
 - (d) All pipe openings through exterior walls below the base flood elevation shall be floodproofed to prevent infiltration of flood water through spaces between pipes and wall construction materials by use of embedded collars, sleeves, waterstops, or other means as may be approved by the authority having jurisdiction.
- (2020, ord 20-61, sec 6.)

Section 5F-3-4. Private sewage disposal/treatment.

An individual private sewage disposal system or a treatment facility may be permitted in a special flood hazard area when the design and location of such system or facility is approved by the State department of health. In addition to complying with public health regulations and administrative rules of the State department of health, any such new or replacement sewage disposal system shall be designed to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters.

(2020, ord 20-61, sec 6.)

Section 5F-3-5. Water supply systems.

- (a) Potable water supply systems that are located in a special flood hazard area shall be designed and installed in such a manner as to prevent contamination from flood waters up to the base flood elevation. Location and construction of private water supply wells shall comply with rules and regulations of the department of water supply of the County of Hawai'i.
- (b) Potable water supply tanks, filters, softeners, heaters, and all water-supplied appliances and fixtures located below the base flood elevation shall be protected against contamination by covers, walls, copings, or castings. All vent pipes serving the water supply system shall terminate at an elevation of at least one foot above the base flood elevation.

- (c) Backflow preventers or devices approved by the department of water supply shall be installed on water service lines as close to the property control valve as possible to protect the public water system from backflow or back siphonage of flood waters or other contaminants in the event of a line break. Devices shall be installed at accessible locations and shall be maintained in good working condition by the owner. The backflow preventers or devices shall be subject to periodic testing as prescribed in the rules and regulations of the department of water supply.
- (d) An approved double-check valve assembly shall be used in lieu of any vacuum breaker, permitted, or otherwise required under this chapter when located below the regulatory flood elevation.
- (e) Air relief valves are permitted on private pipelines only when installed at least one foot above the base flood elevation.

(2020, ord 20-61, sec 6.)

Section 5F-3-6. Plumbing piping under buildings.

Plumbing piping under buildings constructed on stilts shall be securely anchored against lateral movement and flotation and protected against damage by flood water and debris. Protection shall be provided by the structural enclosure of such piping or by attaching such piping to the downstream side of structural members which are large enough to provide this protection.

(2020, ord 20-61, sec 6.)