

WHITE PLAINS PLUMBING CODE

PART 1. GENERAL REQUIREMENTS

a. **New Plumbing and Gas Piping Systems.** This code in conjunction with the Plumbing and Fuel Gas Codes of the State of New York shall apply to plumbing and gas piping systems and to parts thereof, which are hereafter installed in the City of White Plains.

b. **Existing Plumbing and Gas Piping Systems.**

(1) **General.** This code shall also apply to the following existing plumbing and gas piping systems:

- (i) Plumbing and gas piping systems in a building hereafter occupied for occupancies or uses other than those for which it was occupied when this code became effective.
- (ii) Plumbing and gas piping systems where the extent of replacements or repairs exceeds fifty (50) percent of the total length of piping in the existing system.

(2) **Addition or Alteration.**

- (i) Any addition or alteration, regardless of cost, made to a plumbing or gas piping system shall be made in conformity with applicable regulations of this Code.
- (ii) Where additions or alterations subject parts of existing systems to loads exceeding those permitted herein, such parts shall be made to comply with this Code.

(3) **Minor Repairs or Replacements.** Minor repairs or replacements of any existing system may be made in the same manner and arrangement as in the existing system provided such repairs or replacements are made in a safe and sanitary manner.

(4) **Existing Uses Continued.** Except as otherwise provided herein, nothing in this code shall require the removal, alteration, or abandonment of, nor prevent continued use of an existing plumbing or gas piping system.

c. **Maintenance.** Plumbing and gas piping systems subject to this Code shall be maintained in a safe and sanitary condition in conformity with the provisions of this Code.

d. **Workmanship.** Workmanship shall conform to generally accepted good practice.

e. **Unlawful Acts.** It shall be unlawful to install, extend, alter, repair, or maintain plumbing and gas piping systems in or adjacent to buildings except in conformity with this Code.

f. **Razing or Removing Structures.** When any building is removed or any drainage, sewer, water or gas system is dismantled, before any drainage or plumbing is disturbed or removed, the drainage, sewer, water and gas connections shall be properly disconnected and sealed and inspected in the presence of a plumbing inspector of this city.

g. Permits.**(1) Permits Required.**

- (i) The following systems shall only be installed under a plumbing permit and only by a Licensed Master Plumber: Sanitary drainage systems, potable water systems, medical gas piping systems; central evacuation (vacuum) piping systems within medical centers and solar energy systems for domestic hot water supply.
- (ii) Except for the initial connection to a potable water supply (down stream of the backflow device) and the final connection that discharges indirectly into a public or private disposal system the following shall be understood to be components of an automatic sprinkler system and may be installed without a plumbing permit and by other than a licensed master plumber: All piping, tubing, appurtenances and equipment connected or pertaining to such a system, including without limitation sprinkler laterals, sprinkler heads, private overhead and underground water service laterals, fire hydrants and hydrant mains, sprinkler risers, combination risers, combination fire standpipes, hose and fire department connections, sprinkler tank heaters, air lines, thermal systems, gauges, valves, tanks and pumps, beginning at the point where the water is limited to use exclusively for fire protection by installation of an approved backflow prevention device within the building proper.

h. Applications.

- (1) Application for any installation, repair or alteration to any plumbing or gas piping system shall be filed with the Commissioner, on forms furnished by the Commissioner, and shall contain a general description of the proposed work and its location, the type of occupancy and such other pertinent information as may be required.
- (2) Duplicate drawings and descriptions for all plumbing, drainage, and gas piping shall be properly filed by the owner or agent. The plans must be drawn to scale, or they must be prints of such scaled drawings, and shall consist of such floor plans and sections as may be necessary to show clearly all plumbing and gas piping work to be done, and must show partitions and methods of ventilating water closet compartments.
- (3) Plumbing, drainage, and gas piping shall not be commenced or proceeded with until said drawings and descriptions shall have been so filed and approved by the Commissioner.
- (4) No modification of the approved drawings and descriptions will be permitted unless an amendment to the original drawings and descriptions, covering the proposed change or changes is filed with and approved by the Commissioner.
- (5) Minor repairs or alterations of plumbing, drainage, or gas piping systems may be made without filing drawings and descriptions but such repairs or alterations shall not be construed to include cases where new vertical lines or horizontal branches of soil, waste, or vent pipes are proposed to be used. Notice of such minor repairs or

alterations shall be given to the Commissioner and approval of the repair or alteration shall be obtained before the same are commenced and the work shall be done in accordance with the rules and regulations of this Code.

- (6) Where repairs or alterations, ordered by the Board of Health for sanitary reasons, including cases where new vertical or horizontal lines of soil, waste, vent or gas pipes are proposed to be used or old ones replaced, drawings and descriptions must be filed with and approved by the Commissioner before said repairs or alterations shall be commenced or proceeded with.
 - (8) Notices must be given to the Commissioner by the plumber when any work is begun, and at such times as the work is ready for mandatory inspections.
- i. **Fees.** Refer to Section WPBCAE-1q.

j. **Plumbers.**

- (1) No person, corporation or co-partnership other than the one licensed by the Westchester County Board of Plumbing Examiners [registered with the Commissioner as required by this section] shall be allowed to install plumbing or gas piping in any building or make connections with any sewer, drain, soil or waste pipe or to any pipe connected therewith, or to carry on or engage in the plumbing business within the City of White Plains.
- (2) No person, corporation or co-partnership registered as provided in this section, shall for the benefit of any person engaged in the plumbing business who is not registered, apply for, receive or make use of, any permit granted to him by reason of being so registered.
- (3) The licensed master plumber shall be personally responsible for the proper supervision and layout work for any plumbing work for which he has made application. All workmen engaged by said licensed master plumber for installation of any plumbing work, including site utility sanitary and potable water systems, must be on such licensed master plumber's own payroll and covered by the master plumber's own Workmen's Compensation and Disability Insurance Coverages.

PART 2. WATER SUPPLY SYSTEMS

a. **Domestic & Fire Service Water (Single vs. Dual Source).**

- (1) **Single Supply.** For construction of a new building, expansion of an existing building, or change from one use to a more critical use the domestic and fire protection water to the building (off the public water main) need only be a single water service where the building "use" is not determined to be a critical "use". The service size shall be based upon hydraulic calculations of both the total demand of the domestic and fire suppression requirements of the building with a minimum diameter size of two (2) inches. If the calculations dictate a pipe size that is greater in diameter, than the available street main then a dual supply as described under Item 2 shall be provided.

(2) **Dual Supply.** For construction of a new building, expansion of an existing building, or change from one use to a more hazardous use the domestic and fire protection water service to the building (off the public water main) shall consist of two pipes of equal size with a full interconnect inside the building where the building's "use" is determined to be a critical "use". The service size shall be based upon hydraulic calculations of both the total demand of the domestic and fire suppression requirements of the building with a minimum diameter of two (2) inches. "Critical" uses shall include, but not be limited to:

- Handling and storage of flammable liquids or gases.
- Hospitals, nursing homes, infirmaries, clinics, mental hospitals etc.
- Assisted living facilities, retirement homes, etc.
- Other institutional uses as deemed by the Commissioner.

Determinations as to the need for dual services, based on the degrees of criticality, will be made by the Building Department on a case-by-case basis.

Where provided, separate services are the domestic and fire service lines shall be a minimum of six (6) feet apart.

The connections from each "water service" supplying domestic and fire suppression requirements shall be equipped with approved backflow prevention devices and installed within the building proper.

Refer to Figure "A" for a schematic detail of a dual service installation.

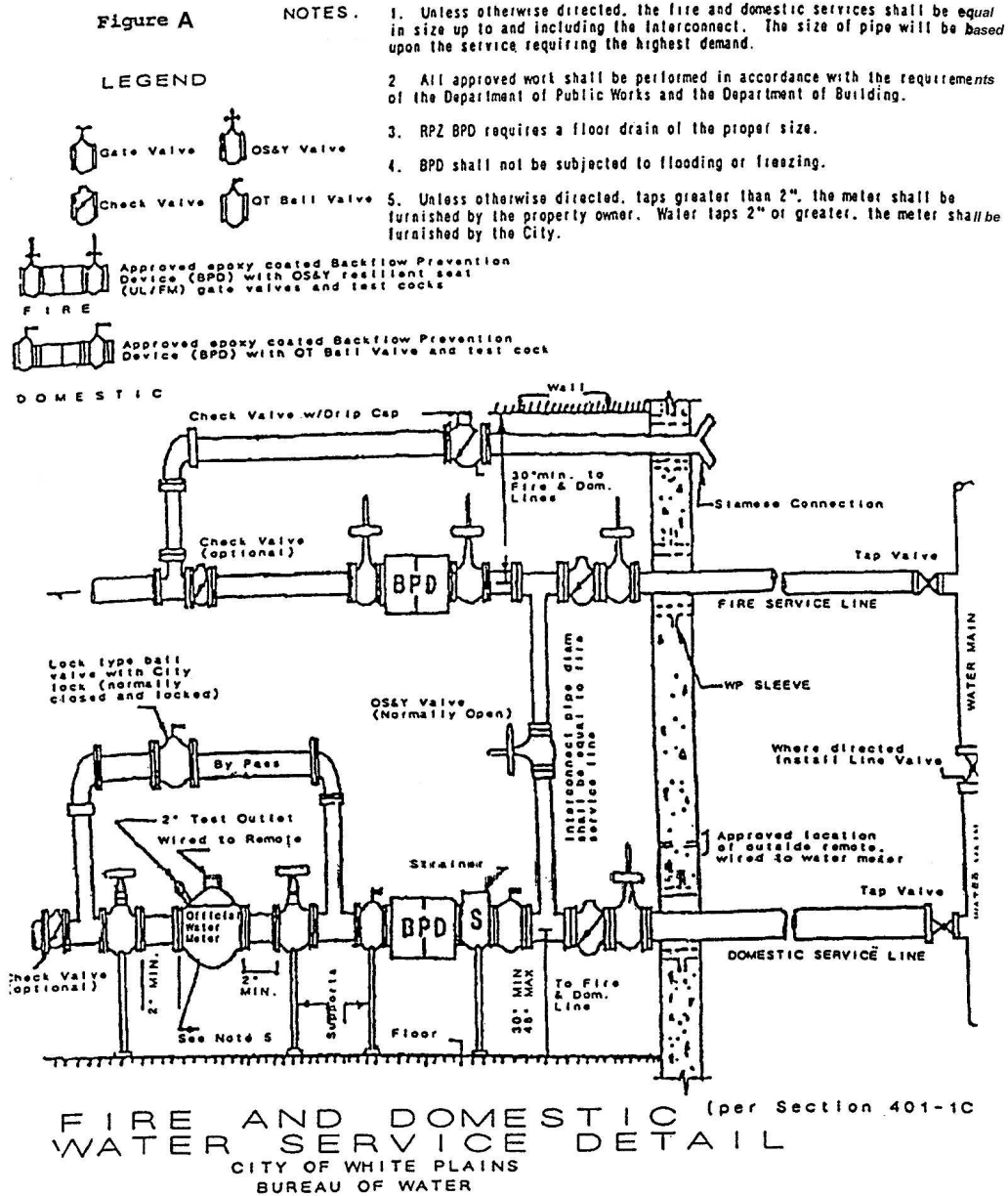


Figure A

b. Water Supply Tanks.

- (1) **Special Approval.** Water supply tanks, other than domestic hot water tanks, shall not be permitted, unless where approved by the Commissioner of Building for conditions where supply and booster pumps are not functionally feasible. If approved, erection of tanks and tank structures shall be in accordance with drawings prepared by a licensed professional engineer (or registered architect) and shall be subject to the review and approval of the Department of Building.

c. Water Supply Piping Installation.

- (1) **Water Service Pipe.** Water service pipes shall be installed in accordance with the rules and regulations of the Commissioner. Connections to the street main shall be in compliance with the rules and regulations of the Department of Public Works of The City of White Plains.
- (2) **Sizing the Water Supply System.**
 - (i) **Water Service Pipe.** The water service pipe shall be of sufficient size to furnish an adequate supply of water to meet the requirements of the building at peak demand. No water service pipe shall be smaller than 1 inch nominal size, except that where direct supply flush valves are supplied at pressure from the water service pipe, such pipe shall be at least 1¼ inch nominal size.

d. Methods for Disinfecting Potable Water Supply System.

- (1) As part of the chlorination of the overall potable water supply system of a building, the plumber of record for such system shall also chlorinate all fire standpipes, combination risers and automatic sprinkler systems within said building. The installer of the automatic sprinkler system shall provide the necessary fittings for such chlorination. All chlorination shall undergo bacteriologic testing by an independent testing laboratory and shall be certified in writing.

PART 3. FIXTURES AND DEVICES**a. Floor Drains.**

- (1) **Vent.** Floor drains shall be provided with a vent when connected to a sanitary drainage system.
- (2) **Floor Drain Locations and Flashing.** An adequate number of floor drains shall be installed within each of the following areas for all buildings except one- and two-family residences: Common area laundry rooms; boiler, furnace and hot water heater areas; commercial cooking kitchens and multiple stall bathrooms.

PART 4. DRAINAGE AND VENT SYSTEMS

- a. In buildings in which plumbing fixtures are installed, a sanitary drainage system shall be provided for conveying sewage from the fixtures by gravity to a public sanitary sewer system except as otherwise permitted herein.
- (1) A septic tank will be permitted only after an applicant has shown to the satisfaction of the Commissioner that its use is necessary and that the soil absorption rate and conditions at the site and adjacent area are safe and adequate according to standards prescribed by the Westchester County Department of Health or by the Commissioner. Every such applicant shall first submit to and file with the Commissioner a recent verified report from an approved testing expert showing satisfactory soil absorption rate and absence of hazardous conditions at the proposed site and adjacent area.
 - (2) Private sewage systems shall be constructed and maintained in strict compliance with state and county health department codes, rules and regulations and with any more exacting rules and regulations which the Commissioner is hereby authorized to adopt and promulgate in the interest of public safety, health and general public welfare, and as he may be guided by standards provided in any other approved plumbing codes, and amendments or revisions thereof.
 - (3) Every owner of property in which a septic tank is permitted shall be deemed to and shall agree that upon construction and installation of a public sewer in a public street or easement area abutting the applicant's property pursuant to the provisions of the City charter, local laws or ordinances of The City of White Plains such property shall bear its proportionate assessment for such public sewer system whether or not a sewer connection thereto shall be ordered by the common council. Upon the construction of such public sewer and the order of the common council to connect thereto, whenever deemed expedient, the owner and occupant of premises on which a cesspool, privy vault or septic tank is located shall have the same emptied, cleaned, disinfected and filled with fresh earth and shall have a sewer connection made as prescribed in this code.
- b. **Building Sewers.** Building sanitary sewers shall be a minimum of four (4) inches in diameter.
- c. **Building Traps and Fresh Air Inlets.**
- (1) **Building (House) Traps.** Building (House) traps shall be required in the building sanitary (house) drain for all new systems. When the plumbing system of any existing building is altered by the addition of new soil, waste or vent lines and no house trap and fresh air inlet exists on the house drain, same shall be provided at the time of alteration.
 - (2) **Building Trap Cleanouts.** Building traps shall be provided with two (2) brass cleanout plugs. Such plugs shall be of the same size as the trap, for traps up to four (4) inches in size, and shall be at least four (4) inches in size for larger traps. Cleanout

plugs shall be located at the trap so as to provide access for cleaning the trap interior and for rodding upstream and downstream from the trap. Cover screws shall be set with graphite paste.

- (3) **Fresh Air Inlets.** Every sanitary or combined building drain equipped with a building (house) trap, sewage sump, ejector, receiving tank oil separator, or similar equipment shall be provided with a fresh air inlet pipe connected to the building drain in accordance with The New York State Plumbing Code.

d. **Methods for Handling Drainage Below Sea Level.** Drainage from parts of drainage systems which cannot drain by gravity into the sewer shall be disposed of through subbuilding (subhouse) drainage systems and shall be discharged into the building gravity drainage system by automatic equipment or by another approved method. Drainage and vent piping of sanitary subbuildings drainage systems shall be installed in the same manner as for gravity systems, except that a fresh air inlet shall be installed between trap and sump and the building drains of such systems shall drain into airtight and vented sumps, ejectors, or receiving tanks from which the sewage shall be discharged as required herein. Sumps, ejectors and receiving tanks which receive only clear water drainage and from which sewage is excluded, need not be airtight and vented. (Refer to Figure B)

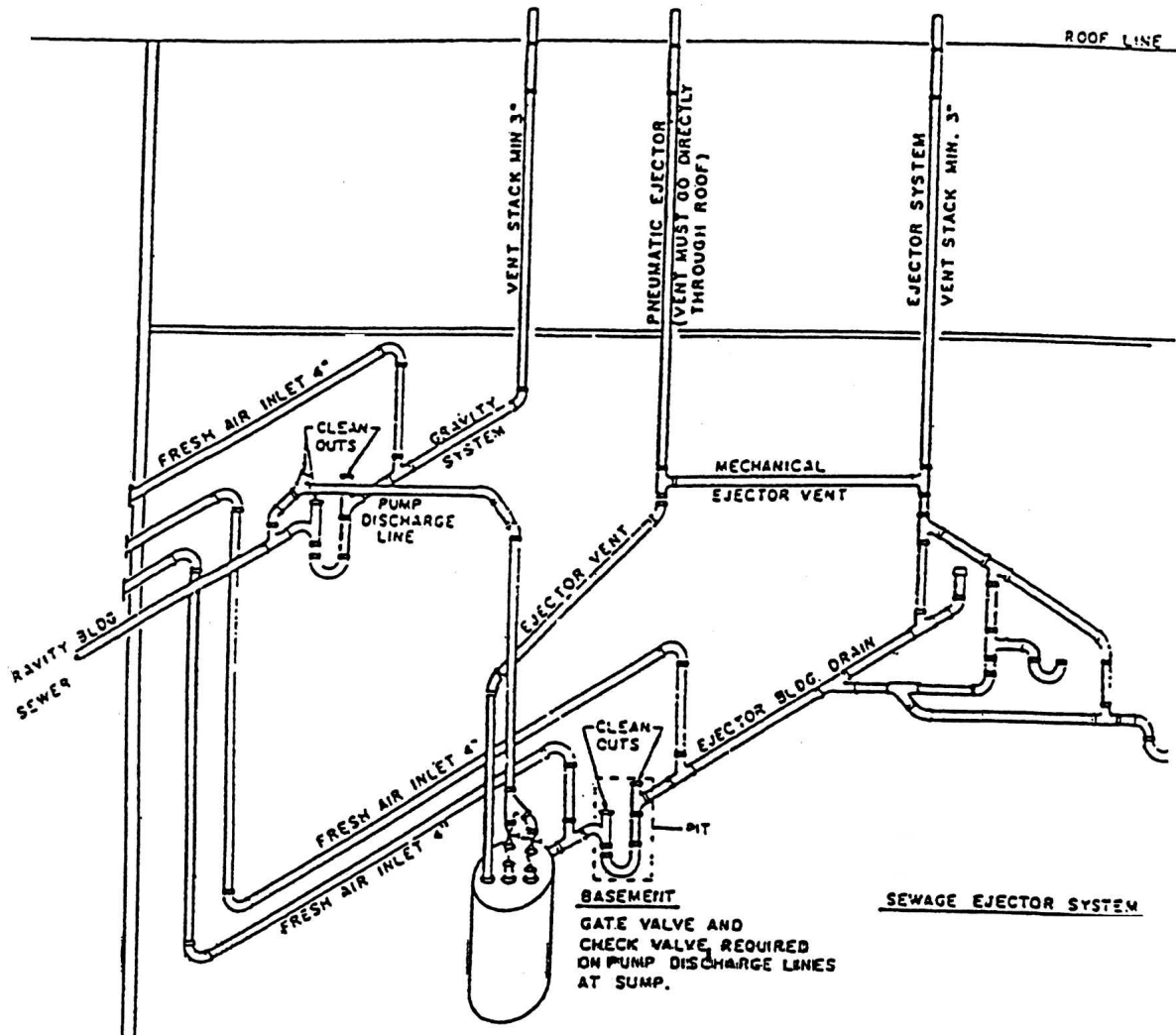


Figure B

PART 5. MATERIALS

(a) **Standards for Plumbing Materials.**

- (1) Plastic plumbing materials are not permitted for installation in buildings in the City of White Plains exceeding six (6) stories above grade, or seventy-five (75) feet in height above the lowest level of fire department vehicle access, whichever is lowest.

WHITE PLAINS VERTICAL TRANSPORTATION CODE

PART 1. GENERAL REQUIREMENTS

a. **Posting.** Every elevator shall have posted the following information in a permanent manner by means of an engraved plate:

- The city elevator number;
- The address of the building;
- The car capacity in pounds;
- The car capacity in number of passengers.

The engraved figures on said plate shall be a minimum height of one-half ($\frac{1}{2}$) inch. This plate shall be located immediately adjacent to or above the elevator control panel and shall be attached to the elevator by means of non-reversing screws.

- (1) **Posting Annual License.** The owner or lessee shall post the last issued annual license in the elevator machine room, on the controller for said elevator, in a noncombustible frame with a plexiglass vision plate. For all other approved equipment, the license shall be located immediately adjacent to the lowest entrance of said equipment, or as directed by the department.
- (2) **Filing Fee.** The annual filing fee to be paid to the City of White Plains for issuance of annual license shall be per Section WPBCAE-q.

b. **Permits.** No equipment or device subject to the provisions of this Code shall be constructed, installed, relocated or altered unless a permit has been received from the Commissioner before the work is commenced. A copy of such permit shall be kept at the construction site at all times while the work is in progress.

c. **Identification of Equipment.** Every elevator, and device subject to annual inspection, shall be identified by a serial number assigned by the Commissioner and attached to or painted, stenciled or otherwise registered on the crosshead of the elevator car and on the motor or machine; and on devices other than elevators, on the motor or machine, in figures not less than one (1) inch high. After such devices have been so designated, their numbers shall not be changed except by permission of the Commissioner and all correspondence in regard to such device shall refer to said number.

d. **Scheduled Periodic Inspections.** Scheduled annual inspections shall be performed as follows:

- (i) For passenger elevators, power freight elevators and escalators, scheduled annual inspections shall be made only by the City of White Plains' own employed Code Enforcement Officers.