

CHAPTER 2700
SUMP PUMPS AND GROUND WATER ~~STANDARDS~~ REGULATIONS

DIVISION 1
SCOPE AND ADMINISTRATION

PART 1 – SCOPE AND APPLICATION

SECTION 9.2700.~~040~~101
GENERAL PROVISIONS

9.2700.101.1 Title.

These regulations shall be known and cited as the Sump Pumps and Ground Water Regulations of the City of Gladstone, Clay County, Missouri hereinafter referred to as “this chapter”.

(a) 9.2700.101.2 Scope.

The provisions of this chapter ~~set forth regulations for~~ are to provide general and specific requirements related to controlling the discharge of sump pumps or other ground water conveyance systems, in the City of Gladstone.

(b) 9.2700.101.3 Intent.

The purpose of this chapter is to provide rules, regulations, and uniform requirements governing the use, installation, and discharge of sump pumps or other groundwater conveyance systems. This is to prevent the introduction of clean surface water, including but not limited to, water from roof or cellar drains, springs, basement sump pumps, and foundation drains into the sanitary sewer system.

SECTION 9.2700.~~020~~102
APPLICABILITY

~~This chapter shall apply to all real property within the corporate limits of the City of Gladstone, Missouri and all real property not within the corporate limits of the City of Gladstone, Missouri but connected to the City’s sanitary sewer main.~~

9.2700.102.1 General.

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this chapter specify requirements, the most restrictive shall govern.

9.2700.102.2 Other laws.

The provisions of this chapter shall not be deemed to nullify any provisions of local, state, or federal law.

9.2700.102.3 Application of references.

References to division or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such division, section or provision of this chapter.

9.2700.102.4 Partial invalidity.

In the event that any part or provision of this chapter is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

PART 2 – ADMINISTRATION AND ENFORCEMENT

SECTION 9.2700.103 **DUTIES AND POWERS OF BUILDING OFFICIAL**

9.2700.103.1 General.

The *building official* is hereby authorized and directed to enforce the provisions of this chapter. The *building official* shall have the authority to render interpretations of this chapter and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of this chapter. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this chapter.

9.2700.103.2 Applications and permits.

The *building official* shall receive applications, review construction documents and issue *permits* for the installation of *sump pumps*, inspect the *premises* for which such *permits* have been issued and enforce compliance with the provisions of this chapter.

9.2700.103.3 Notices and orders.

The *building official* shall issue all necessary notices or order to ensure compliance with this chapter.

9.2700.103.4 Inspections.

The *building official* shall make all of the required inspections, or shall accept reports of inspection by *approved* agencies or individuals. Reports of such inspections shall be in writing and be certified by a reasonable officer of such *approved* agency or by the responsible individual. The *building official* is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

9.2700.103.5 Identification.

The *building official* shall carry proper identification when inspecting *premises* in the performance of duties under this chapter.

9.2700.103.6 Right of entry.

Where it is necessary to make an inspection to enforce the provisions of this chapter, or whenever the *building official* has reasonable cause to believe that there exists upon a *premises* or private property a condition in violation of this chapter, the *building official* is authorized to enter the *premises* at reasonable times to inspect or perform the duties

imposed by this chapter, provided that if such *premises* is occupied the *building official* shall present credentials to the *premises* or private property owner and request entry. If such *premises* or private property is unoccupied, the *building official* shall first make a reasonable effort to locate the owner; owner's authorized agent, or other person having charge or control of the *premises* or private property and request entry. If entry is refused, the *building official* shall have recourse to the remedies provided by law to secure entry.

9.2700.103.7 Department records.

The *building official* shall keep official records of all business and activities of the department specified in the provisions of this chapter. Such records shall be retained in the official records for the period required for retention of public records.

SECTION 9.2700.104 **PERMITS**

9.2700.104.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a detached accessory structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this chapter, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

9.2700.104.2 Work exempt from permit.

Exemption from permit requirements of this chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter or any other laws or ordinances of this jurisdiction. *Permits* shall not be required for the following:

9.2700.104.2.1 Maintenance.

Replacement of an existing *sump pump*.

9.2700.104.3 Application for permit.

To obtain a *permit*, the applicant shall first file an application in writing on a form furnished by the Department for that purpose. Such application shall:

1. Describe the land on which the proposed event shall be located by legal description, street address, or similar description that will readily identify and definitely locate the proposed location.
2. Company's name, address, phone numbers and other pertinent information as deemed necessary.
3. Property owner's name, address, phone numbers, and other pertinent information as deemed necessary.

4. Date of delivery.
5. Be accompanied by construction documents and other information as required by Section 9.2700.105.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Be signed by the owner or owner's representative.
8. Give such other data and information as required by the *building official*.

9.2700.104.3.1 Action on application.

The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application does not conform to the requirements or pertinent laws, the *building official* shall reject such application. If the *building official* is satisfied that the application conforms to the requirements of this chapter, codes, laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefore as soon as practicable.

9.2700.104.3.2 Time limitation of application.

An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

9.2700.104.4 Validity of permit.

The issuance or granting of a *permit* shall not be construed to be a *permit* for, or approval of, any violation of any of the provisions of this chapter or of any other ordinances of the jurisdiction. *Permits* presuming to give authority to violate or cancel the provisions of this chapter or other ordinances of the jurisdiction shall not be valid. The issuance of a *permit* based on information given shall not prevent the *building official* from requiring the corrections of errors in the information given. The *building official* is also authorized to prevent use of *sump pumps*, in violation of this chapter or any other ordinances of this jurisdiction.

9.2700.104.5 Expiration.

Every *permit* issues shall become invalid 30 days from the date of issuance. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 30 days each. The extension shall be requested in writing and justifiable cause demonstrated.

9.2700.104.6 Suspension or revocation.

The *building official* is authorized to suspend or revoke a *permit* issued under the provisions of this chapter wherever the *permit* is issued in error or on the basis of incorrect,

inaccurate or incomplete information, or in violation of any ordinance or regulation, or any other provisions of this chapter.

9.2700.104.7 Placement of permit.

The *permit* or a copy shall be kept on the site of the work until the completion of the project.

9.2700.104.8 Responsibility.

It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this chapter is applicable, to comply with this chapter.

9.2700.104.9 Preliminary inspection.

Before issuing a *permit*, the *building official* is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

SECTION 9.2700.105
CONSTRUCTION DOCUMENTS

9.2700.105.1 Submittal documents.

Submittal documents consisting of *construction documents*, and other data shall be submitted in two or more sets with each application for a *permit*. The *construction documents* shall be prepared by a *registered design professional* where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a *registered design professional*.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this chapter.

9.2700.105.1.1 Information on construction documents.

Construction documents shall be drawn upon suitable material. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this chapter and relevant laws, ordinances, rules and regulations, as determined by the building official.

9.2700.105.1.2 Manufacturer's installation instructions.

Manufacturer's installation instructions, as required by this chapter, shall be available on the job site at the time of inspection.

9.2700.105.2 Examination of documents.

The *building official* shall examine or cause to be examined construction documents for code compliance.

9.2700.105.2.1 Approval of construction documents.

Where the *building official* issues a *permit*, the construction documents shall be approved in writing or by a stamp that states “REVIEWED FOR CODE COMPLIANCE.” One set of construction documents so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the *building official* or a duly authorized representative.

9.2700.105.3 Amended construction documents.

Work shall be installed in accordance with the *approved* construction documents, and any changes made during construction that are not in compliance with the *approved* construction documents shall be resubmitted for approval as an amended set of construction documents.

9.2700.105.4 Retention of construction documents.

One set of *approved* construction documents shall be retained by the *building official* for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

SECTION 9.2700.106

FEES

9.2700.106.1 Payment of fees.

A *permit* shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a *permit* be released until the additional fees, if any, have been paid.

9.2700.106.2 Permit fee.

Permit fees shall be in accordance with the adopted schedule of fees and charges; and shall be paid at time *permit* is issued. *Sump Pumps* installed prior to obtaining a *permit* shall be assess a penalty fee equal to the permit fee in addition to the require permit fee.

9.2700.106.3 Related fees.

The payment of the fee for the *permit* shall not relieve the applicant or permit holder from the payment of other fees that are prescribed by law.

SECTION 9.2700.107

INSPECTIONS

9.2700.107.1 Types of inspections.

For on-site construction, from time to time the *building official*, upon notification from the permit holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his or her agent wherein the same fails to comply with this chapter.

9.2700.107.1.1 Final inspection.

Final inspection shall be made after the permitted work is complete and prior to occupancy.

9.2700.107.1.2 Other inspections.

In addition to inspections in Sections 9.2300.107.2, the *building official* shall have the authority to make or require any other inspections to ascertain compliance with this chapter and other laws enforced by the *building official*.

9.2700.107.2 Inspection agencies.

The *building official* is authorized to accept reports of *approved agencies*, provided such agencies satisfy the requirements as to qualifications and reliability.

9.2700.107.3 Inspection requests.

It shall be the duty of the permit holder or their agent to notify the *building official* that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this chapter to provide access to and means for inspection of such work.

9.2700.107.4 Approval required.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this chapter. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.

SECTION 9.2700.108

APPEALS

9.2700.108.1 General.

In order to hear and decide appeals or orders, decisions, or determinations made by the *building official* relative to the application and interpretation of this chapter; the Uniform Code Board of Appeals is hereby authorized to conduct said appeals.

9.2700.108.2 Application for appeal.

Persons directly affected by a decision of the *building official* or a notice issued under this chapter shall have the right to appeal to the Uniform Code Board of Appeals, provided that a written application is filed on a form furnished by the Community Development Department for that purpose. The application for appeal shall be submitted to the *building official* within ten (10) days of orders, decisions, or determination therefore made by the *building official*.

9.2700.108.3 Authority on appeal.

See Title I, Chapter 110, Article 4 of the City of Gladstone's Code of Ordinances.

SECTION 9.2700.109

VIOLATIONS

9.2700.109.1 Unlawful act.

It shall be unlawful for any person, firm, or corporation to be in conflict with or in violation of any of the provisions of this chapter.

9.2700.109.2 Notice of violation.

The *building official* shall serve a notice of violation or order in accordance with Section 9.2700.110.

9.2700.109.3 Prosecution of violation.

Any *person* failing to comply with a notice of violation or order, served in accordance with Section 9.2700.110, shall be deemed guilty of a misdemeanor or civil infraction as determined by this *jurisdiction*, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *building official* shall institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation, or to require the removal or termination of the unlawful condition in violation of the provisions of this chapter or of the order or direction made pursuant thereto. Any action taken by this *jurisdiction* on such *premises* shall be charged against the real estate upon which the violation is located and shall be a lien upon such real estate.

9.2700.109.4 Violation; penalties.

Any person, firm, or corporation who violates a provision of this chapter or fails to comply with any order made thereunder, and from which no appeal has been taken, or who shall fail to comply with such order affirmed or modified by the Uniform Code Board of Appeals, or by a court of competent jurisdiction, within the time fixed herein, shall severally, for each such violation and noncompliance respectively, be guilty of a misdemeanor, punishable as provided in Section 1.100.140 of the City of Gladstone, Clay County, Missouri's Code of Ordinances. The imposition of one (1) penalty for any violation shall not excuse the violation, or permit it to continue; and all such person, firm, or corporation shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each day that a prohibited condition is maintained shall constitute a separate offense.

SECTION 9.2700.110

Notices and Orders

9.2700.110.1 Notice to person responsible.

Whenever the *building official* determines that there has been a violation of this chapter or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 9.2700.110.2 and 9.2700.110.3 to the *owner*, owner's authorized agent and/or *person(s)* responsible for the violation as specified in this chapter.

9.2700.110.2 Form.

Such notice prescribed in Section 9.2700.110.1 shall be in accordance with the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the *premises* or private property into compliance with the provisions of this chapter.
5. Inform the property *owner* or owner's authorized agent of the right to appeal.
6. Include a statement of the right to file a lien in accordance with Section 9.2700.109.3.

9.2700.110.3 Method of service.

Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified or first-class mail addressed to the last known address; or
3. Posted in a conspicuous place in or about the *premises* affected by such notice.

9.2700.110.4 Unauthorized tampering.

Signs, tags, or seals posted or affixed by the *building official* shall not be mutilated, destroyed or tampered with, or removed without authorization from the *building official*.

9.2700.110.5 Penalties.

Penalties for noncompliance with orders and notices shall be as set forth in Section 9.2300.109.4.

9.2700.110.6 Transfer of ownership.

It shall be unlawful for the *owner* of any *premises* or private property thereof, who has received a compliance order upon whom a notice of violation or order has been served, to sell, transfer, mortgage, lease or otherwise dispose of such *premises* or private property thereof to another until the provisions of the compliance order or notice of violation have been complied with, or until such *owner* or the owner's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *building official* and shall furnish to the *building official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

DIVISION 2
DEFINITIONS

SECTION 9.2700.201

GENERAL

9.2700.201.1 Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purpose of this chapter, have the meaning shown in this division.

9.2700.201.2 Interchangeability.

Words used in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

9.2700.201.3 Terms defined in other codes.

Where terms are not defined in this chapter such terms shall have the meanings ascribed in publications of the International Code Council.

9.2700.201.4 Terms not defined.

Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

SECTION 9.2700.030202

GENERAL DEFINITIONS

~~The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Where terms are not defined in this chapter and are defined in the residential code or plumbing code, such term shall have the meaning ascribed to them as in those codes. Where terms are not defined through the methods authorized by this chapter, such terms shall have ordinarily accepted meanings as the context implies.~~

APPROVED. ~~means approved by~~ Acceptable to the *building official* ~~or other authority having jurisdiction.~~

AREA DRAIN. ~~means~~ A receptacle designed to collect surface or storm water from an open area.

BUILDING DRAIN. ~~means that part of~~ The lowest piping ~~of a plumbing system~~ that collects ~~receives~~ the discharge from ~~soil, waste and other plumbing~~ drainage pipes ~~ing~~ inside and that extends 30 inches in a *developed length* of pipe beyond the exterior walls ~~of the building~~ and conveys the discharge to the *building sewer*.

Combined. A building drain that conveys both sewage and storm water to other drainage.

Sanitary. A building drain that conveys sewage only.

Storm. A building drain that conveys storm water or other drainage, but not sewage.

BUILDING OFFICIAL. ~~means~~ The officer or other designated authority charged with the administration and enforcement of this chapter, ~~or a duly authorized representative.~~

BUILDING SEWER. ~~means~~ That part of the plumbing drainage system that extends from the end of the *building drain* and conveys the discharge to a *public sewer*, *private sewer*, individual sewage disposal system or other point of disposal.

Combined. A *building drain* that conveys both sewage and storm water to other drainage.

Sanitary. A *building drain* that conveys sewage only.

Storm. A *building drain* that conveys storm water or other drainage, but not sewage.

BUILDING SUBDRAIN. ~~means~~ That portion of a drainage system that does not ~~discharge~~ drain by gravity into the *building sewer*.

CONDUCTOR. ~~means~~ A pipe inside the building that conveys ~~surface~~ storm water from the roof to a storm or combined *building drain*.

DEVELOPED LENGTH. The length of pipeline measured along the center line of the pipe and fittings.

DISCHARGE PIPE. ~~means~~ A pipe that conveys the discharge from plumbing fixtures or appliances.

DRAINAGE SYSTEM. ~~means~~ Piping within a public or private *premises* that conveys *sewage*, rainwater or other liquid wastes to a point of disposal. A drainage system does not include the mains of a *public sewer* system or a private or public sewage treatment or disposal plant.

Building gravity. ~~means~~ A ~~discharges~~ drainage system that drains by gravity into the *building sewer*.

Sanitary. ~~means~~ A drainage system that carries waste and sewage and excludes storm, surface and ground water.

Storm. ~~means~~ A drainage system that carries rainwater, surface water, subsurface water and similar ~~generally clean~~ liquid wastes.

LEADER. ~~means~~ An exterior drainage pipe for conveying storm water from roof or gutter drains to an *approved* means of disposal.

LOT. ~~means~~ A portion or parcel of land ~~occupied or to be occupied by one building, or considered as a unit group of buildings, and the accessory buildings or use customarily incident thereto.~~

OWNER. ~~means~~ Any person, agent, firm or corporation having a legal or equitable interest in the property.

PERMIT. An official document or certificate issued by the *building official* that authorizes performance of a specified activity.

PERSON. ~~means~~ An individual, heirs, executors, administrators or assigns, and ~~also includes~~ a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

PREMISES. ~~means~~ A lot, plot or parcel of land, easement or public way, including any structures thereon.

PRIVATE. In the classification of plumbing fixtures, “*private*” applies to fixtures in residences and apartments, and to fixtures in nonpublic toilet rooms or hotels and motels and similar installations in buildings where the plumbing fixtures are intended for utilization by a family or an individual.

~~Public sewer means a common sewer directly controlled by public authority.~~

RAIN GARDEN ~~means~~ A landscaping feature that is planted with native perennial plants and is used to manage stormwater runoff.

ROOF DRAIN. ~~means~~ A drain installed to receive water collecting on the surface of a roof and to discharge such water into a *leader* or a *conductor*.

~~Sanitary sewer system means a sewer that carries sewage and excludes storm, surface and ground water.~~

SEWAGE. ~~means~~ Any liquid waste containing animal or vegetable matter in suspension or solution, including liquids containing chemicals in solution.

SEWAGE EJECTORS. ~~means~~ A device for lifting *sewage* by entraining the *sewage* in a high-velocity jet of steam, air or water.

SEWAGE PUMP. ~~means~~ A permanently installed mechanical device for removing *sewage* or liquid waste from a sump.

SEWER.

Building sewer. See “Building sewer”.

Public Sewer. That part of the drainage system of pipes, installed and maintained by a city, township, county, public utility company or other public entity, and located on public property, in the street or in an approved dedicated easement of public or community use.

Sanitary sewer. A sewer that carries sewage and excludes storm, surface and ground water.

Storm sewer. A sewer that conveys rainwater, surface water, subsurface water and similar liquid wastes.

~~Storm sewer means a sewer that conveys rainwater, surface water, subsurface water and similar generally clean liquid wastes.~~

STORM WATER. Natural precipitation, including snowmelt, that has contacted the surface at or below grade.

SUMP. A tank or pit that receives sewage or liquid waste, located below the normal grade of the gravity system and that must be emptied by mechanical means.

SUMP PUMP. ~~means~~ An automatic water pump installed to empty a powered by an electric motor for the removal of drainage, except raw sewage, from a sump, pit or low point. ~~These pumps are used for removing storm water only. The pump is selected for the specific head and volume of the load and is usually operated by level controllers.~~

SUMP PUMP DISCHARGE SYSTEM ~~means~~ The sump pit, sump pump, and discharge piping.

TENANT. ~~means~~ A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

~~Sec. 9.2700.040. Permit required; application~~

~~(a) Required. Any owner, tenant, or authorized agent who intends to install a sump pump discharge system shall first make application to the building official and obtain a permit.~~

~~(b) Exempt from permit. Exemptions from permit requirements of this chapter shall not be deemed to grant authorization for the use to be in violation of the provisions of this chapter or any other laws or ordinances of the jurisdiction. Permits shall not be required for the following:~~

- ~~1. Maintenance of an existing sump pump discharge system.~~

~~(c) Application for permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the Department of Community Development for that purpose. Such application shall:~~

- ~~1. Describe the premises for which the sump pump is being installed by legal description, street address, or similar description that will readily identify and definitely locate the premises location.~~
- ~~2. Be signed by the applicant, or the applicant's authorized agent.~~
- ~~3. Give such other data and information as required by the building official.~~

~~(d) Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If~~

~~the application does not conform to the requirements or pertinent laws, the building official shall reject such application. If the building official is satisfied that the application conforms to the requirements of this chapter, codes, laws, and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable.~~

~~(e) *Validity of permit.* The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this chapter or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this chapter or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on information given shall not prevent the building official from requiring the corrections or errors in the information given. The building official is also authorized to prevent use of sump pumps, where in violation of this chapter or of any other ordinances of this jurisdiction.~~

~~(f) *Suspension or revocation.* The building official is authorized to suspend or revoke a permit issued under the provisions of this chapter whenever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information, or in violation of any ordinances or regulations, or any of the provisions of this chapter.~~

~~Sec. 9.2700.050. Permit conditions.~~

~~(a) *Length of permit.* Permits for a sump pump discharge system shall be valid for 30 days from date of issuance.~~

~~(b) *Expired permit.* A permit that has expired and/or no inspection approving the installation of said sump pump discharge system shall be considered in violation of this chapter.~~

~~Sec. 9.2700.060. Fees.~~

~~(a) *Payment.* A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fees, if any, have been paid.~~

~~(b) *Permit fees; new installation.* A \$25.00 fee shall be paid for each sump pump discharge system requiring a permit. Sump pump discharge systems installed prior to obtaining a permit, will be subject to penalty in double the amount of the permit fee.~~

~~(c) *Permit fees; existing systems.* Sump pump discharge systems installed prior to the adoption of this chapter and in violation of this chapter shall obtain a no fee permit to bring the existing sump pump discharge system into compliance with this chapter.~~

~~(d) *Related fees.* The payment of the fee for the sump pump discharge system permit shall not relieve the applicant or holder of permit from the payment of other fees that are prescribed by law.~~

DIVISION 3
GENERAL REQUIREMENTS

SECTION 9.2700.301
GENERAL

Sec. 9.2700.~~070~~301.1 Discharge prohibited.

Except as otherwise expressly authorized in this chapter, no ponds, water fountains, water from any roof or cellar, surface, groundwater, *sump pumps*, swimming pools, or other natural precipitation shall be discharged into the sanitary sewer system.

Sec. 9.2700.080301.2 Discharge of sump pumps.

All buildings or structures, both residential and commercial, which require, because of infiltration of water into the basement, crawl space, and the like; or for any other reason have a *sump pump discharge system* shall have a permanently install discharge line, which shall at no time discharge ~~water~~ into a sanitary sewer ~~system~~. A permanent installation shall be one, which provides for year round discharge capability to any of the following:

9.2700.301.2.1 Drainage ditch. *Sump pump discharge systems* may discharge to a drainage ditch in the front yard when available and feasible.

9.2700.301.2.2 Ground and surface. *Sump pump discharge systems* may discharge on the ground or surface grade of the premises the *sump pump* serves. The ~~water~~ *sump pump* shall discharge a distance of not less than thirty-six (36) inches from the building served. In no event shall the ~~water be~~ *sump pump* discharged ~~as to~~ directly ~~water~~ across a city sidewalk, driveway approach, or onto or across an adjacent property.

9.2700.301.2.3 Rain garden. *Sump pump discharge systems* may discharge into a *rain garden*. The *sump pump discharge* shall ~~terminate~~ *discharge* at a point not greater than twenty (20) feet, nor less than ten (10) feet from ~~the a~~ *rain garden*. The discharge shall not cross the adjacent property prior to entering the *rain garden*. The *rain garden* shall be of size and capacity to receive the amount of discharge of ~~the a~~ *sump pump* during any given storm or storms.

9.2700.301.2.4 Storm sewer or catch basin. When approved by the City of Gladstone's Community Development ~~Department~~ *Director* and Public Works ~~Department~~ *Director* a *sump pump discharge system* may be connected to the City's storm sewer or catch basin. Connection to the storm sewer or catch basin shall be the responsibility of the homeowner and said homeowner shall bear all costs to connect the *sump pump discharge* system to the storm sewer or catch basin. ~~If the discharge system is connected to the City's storm sewer or catch basin an air gap is required outside of the structure.~~

9.2700.301.2.5 Prohibited. *Sump pump discharge systems shall not be extended through, over, or beyond the City's curb and gutter.*

~~Within the residential or commercial structure, the sump pump discharge system shall consist of a rigid discharge line with a check valve and a union or other approved coupling for easy disconnection for repair and replacement. There shall be no valves or quick connections that would alter the path of discharge. The discharge pipe outside of the structure can be PVC, HDPE, or other pipe designed for the use of sump pump and shall be buried a minimum of 4 inches below grade.~~

~~NOTE: At no time shall a sump pump discharge pipe be extended through, over, or beyond the City's curb and gutter.~~

~~—Any one requesting an exception from this section shall file for appeal with the Board of Zoning and Adjustments (BZA). The BZA may for good reason grant an exception to this section, but in no case allow for the connection of sump pumps to the sanitary sewer.~~

~~Sec. 9.2700.090. Inspections.~~

~~(a) General. Work for which a sump pump permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this chapter or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this chapter or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection.~~

~~(b) Required inspections. The building official, upon notification shall make the inspection set forth as follows:~~

~~1. Final inspection. The final inspection shall be made after all work required by the sump pump permit is completed.~~

~~(c) Inspection request. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that is required by this code.~~

~~(d) Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspection and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this chapter. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.~~

~~Sec. 9.2700.100. Violations.~~

~~—(a) Unlawful acts. It shall be unlawful for any person, firm or corporation to construct, enlarge, alter, repair, or maintain any grading, excavation, or fill, or cause the same to be done contrary to or in violation of any provisions of this chapter.~~

~~(b) *Violation; penalties.* Any person who violates a provision of this chapter or fails to comply with any order made there under, or any certificate or permit issued there under, from which no appeal has been taken, or who shall fail to comply with such order as affirmed or modified by the board of appeals, or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor, punishable as provided in 1.100.140 of this code. The imposition of one penalty for any violation shall not excuse the violation, or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten days that a prohibited condition is maintained shall constitute a separate offense.~~