

ORDINANCE NO.: 76 -2008  
INTRODUCED BY: Roche

AN ORDINANCE AMENDING SECTION 1304.16, "ROOF DRAINAGE", AND SUBSECTION 304.7, "ROOFS AND DRAINAGE", OF SECTION 1309.05 OF THE BUILDING CODE TO PERMIT THE USE OF APPROVED RAIN BARRELS AS A MEANS OF COLLECTING STORM WATER.

WHEREAS, this Council finds that the use of rain barrels as a means of collecting storm water is an important water and soil conservation measure;

NOW, THEREFORE, Be It Ordained by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1: Section 1304.16, "ROOF DRAINAGE", of the Building Code of the City of Richmond Heights is hereby amended as follows:

**"1304.16 ROOF DRAINAGE.**

- (a) A roof drainage system shall be provided for all structures in excess of 150 square foot of floor area.
- (b) The roof drainage system shall consist of gutters located at the low point of each roof. The gutter shall carry drainage into a downspout. The sizing for the gutter and downspout system shall comply with the plumbing code. The gutter and downspout system shall discharge into a minimum four-inch (4") diameter poly-vinyl chloride conduit meeting ASTM F789, ASTM 3034 or SDR 35 with solvent welds which will carry the drainage to a centralized storm sewer system via a gravity means, unless otherwise approved pursuant to subsection 304.7 of Chapter 1309.05. The pipe shall be bedded with a minimum of two inches (2") of #57 gravel or washed stone and backfilled to within one foot of finished grade with #57 gravel or washed stone.
- (c) Where a centralized storm sewer system is not available the roof drainage system shall discharge in a method approved by the City Engineer and the Building Commissioner."

Section 2: Current Section 1304.16, “ROOF DRAINAGE”, of the Building Code of the City of Richmond Heights is hereby repealed.

Section 3: Subsection 304.07, “ROOFS AND DRAINAGE”, of Section 1309.05 of the Building Code of the City of Richmond Heights is hereby amended as follows:

**“1309.05 AMENDMENTS, DELETIONS AND ADDITIONS.**

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**SECTION 304 EXTERIOR STRUCTURE.**

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**304.7 Roofs and drainage. (amended)**

- (a) The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner than creates a public nuisance. Roof drains, gutters and downspouts shall be connected to a public storm sewer, or in the event a public storm sewer is not available, shall be discharged in a manner approved by the Building Commissioner and the City Engineer. However, one or more downspout(s) may be diverted into an approved rain barrel or other structural storage container, provided that the overflow from such appurtenances is directed into the public storm sewer system. Rain barrels or other structural storage containers shall be covered at all times and incorporate a drainage system that directs any overflow away from the building’s foundation and into the public storm sewer system. The installation of rain barrels or other structural storage containers shall be subject to the review and approval of the Building Commissioner, and shall conform to the standards set forth by the City for such devices.
- (b) As an alternative to the requirement of division (a) of this section, that downspouts be connected to the public storm sewer system, one or more downspout(s) may be directed into an approved rain garden. Such rain garden shall be subject to the review and approval of the Building Department and the City Engineer, and shall be constructed in accordance with the latest edition of the *Rain Garden Manual for Homeowners*. No rain garden shall be constructed until a permit has

been obtained as set forth in Section 1325.01.

(c) This requirement shall be waived for existing appurtenant structures if, in the opinion of the Building Commissioner, the drainage does not cause excessive erosion or water damage or does not create a nuisance on public or private property.”

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Section 4: Current Subsection 304.07, “ROOFS AND DRAINAGE”, of Section 1309.05, of the Building Code of the City of Richmond Heights is hereby repealed.

Section 5: It is found and determined that all formal actions of the Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 6: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

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Daniel J. Ursu, Mayor

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Betsy Traben  
Clerk of Council

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David H. Roche  
President of Council