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## Residential Kitec Plumbing Product Defect Issue

During the housing boom from 1995 to the downturn in 2007, thousands of homes were built with Kitec plumbing fixtures. This pipe was an approved code complaint product that through the manufacturing process had a design flaw. This plumbing system was extensively used throughout Sun City Lincoln Hills from the start date to roughly 2008. Homeowners with Kitec Plumbing Systems have until January 9, 2020 to apply for payment under a Class Action Settlement.

The City is gradually experiencing an uptick in building permits related to the replacement of the Kitec plumbing system and defraying the building permitting cost has become a challenge. During this first year of permitting these re-pipe projects, the City has come to realize that the amount of inspections, the time performing the inspections plus the administration costs to properly review and document these issues created a situation in which we are unable to recover the base permit cost of $115.00.

In an effort to defray homeowner costs, the building division created a handout for both the contractor and homeowner, providing direction and guidance needed during the inspection process, the materials needed to be viewed at the inspections, the current code compliance issues that will be inspected and responsible party to be present when inspections occur. This handout should save the building department time during the inspections and any re-inspection delays should be minimal. However, the Building Division will need to increase costs to cover the services provided from $115.00 to $294.17

Since the first plumbing replacement permit, the method of construction and design details are more common so the Building Division is able to better define the scope of work and determine a valuation based on more realistic design details which reflects a higher permit cost. The following formula is used to determine the cost of a permit:

Cost:

1. A take-off sheet of the plumbing fixtures involved normally 12 fixtures; (which includes 2 ½ bathrooms, a laundry room, a kitchen and the outside hose bibs) - $117.00
2. The total inspection time would be 2 hours and three total inspections – $170.00
3. Administrative fee – $7.71

$294.17

Sincerely

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