

DEPARTMENT OF INDUSTRIAL RELATIONS

Office of the Director - Research Unit

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## SCOPE OF WORK PROVISIONS

FOR

**PLUMBER:**

**PLUMBER, STEAMFITTER, REFRIGERATION FITTER (HVAC)  
FOR TOTAL PLUMBING BID OF \$500,000 OR LESS**

IN

NAPA & SOLANO COUNTIES

# **LIGHT COMMERCIAL AGREEMENT**

*Between*

RECEIVED  
Department of Industrial Relations

JUL 30 2019

Office of the Director-Research

**Local Union 343  
of the  
United Association of  
Journeyman and Apprentices  
of the  
Plumbing and Pipe Fitting Industry  
of the  
United States and Canada**

*and*

**Northern California Mechanical  
Contractors Association  
and  
UMIC, Inc.-Industrial Contractors**

**EFFECTIVE: JULY 1, 2019-JUNE 30, 2020**

**LIGHT COMMERCIAL AGREEMENT**

**PLUMBERS AND STEAMFITTERS LOCAL 343**

**JULY 1, 2019 THRU JUNE 30, 2020**

This Agreement made and entered into this first day of July, 2019 between the NORTHERN CALIFORNIA MECHANICAL CONTRACTORS ASSOCIATION, on behalf of its members and as the successor to the Air Conditioning and Refrigeration Contractors of Northern California; Residential Plumbing and Mechanical Contractors of Northern California and the Northern California Piping Contractors Association; UMIC INC.-Industrial Contractors (hereinafter referred to as the collective bargaining representatives of the Employer) and such Individual Employers as are now or may hereafter become members of said Associations and all Individual Employers who may now or hereafter become signatory to this Agreement or any counterpart thereof, and who are regularly engaged in plumbing, heating and air conditioning, utility, refrigeration and industrial pipe fitting work, and PLUMBERS AND STEAMFITTERS LOCAL 343 OF THE UNITED ASSOCIATION OF JOURNEYMEN AND APPRENTICES OF THE PLUMBING AND PIPE FITTING INDUSTRY OF THE UNITED STATES AND CANADA, AFL-CIO UA Local 343, hereinafter referred to as the Union, which is Signatory hereto for itself

**ARTICLE I**  
**COVERAGE OF AGREEMENT**  
**AND**  
**RECOGNITION OF BARGAINING AGENTS**

**1. AGREEMENT DEFINED** – The Light Commercial Agreement (“Agreement”) includes all of the Appendices attached hereto, including but not limited to the Residential Agreement, the Residential Specialist Divisional Plumber Private Work Agreement and the Service and Repair Agreement.

**5. WORK COVERED** — Light Commercial work shall include strip shopping centers, office buildings, hotels, and all other commercial structures for which the total plumbing, heating and cooling (mechanical) bid does not exceed five hundred thousand dollars (\$500,000). All work for which the bid exceeds the amount stated above shall be performed under the Master Labor Agreement, and not under this Light Commercial Agreement.

Any project which is bid in phases shall not qualify for this Light Commercial Agreement unless the total plumbing, heating and cooling (mechanical) bid for all phases is less than five hundred thousand dollars (\$500,000).

Regardless of project size or type of construction, hospitals, schools, jails, institutions, and industrial projects (such as sewer and water treatment plants, power plants, factories, and manufacturing plants) are not considered Light Commercial. All such projects shall be performed under the terms of the Master Labor Agreement and not this Agreement.

## **ARTICLE XVII**

### **FABRICATION**

**102.** The provisions of this Article are intended to protect and preserve all of the work which has normally and traditionally been performed by the employees covered by this Agreement, and, as such, constitutes a material and substantial part of this Agreement. Upon a breach of any of these provisions, the parties involved may, at their option, seek enforcement by judicial proceedings or submit the same to arbitration in accordance with this Agreement, but not by work stoppage or lockout.

**103.** The fabrication of all plumbing, heating, air conditioning, refrigeration and piping materials and industrial piping which has normally and traditionally been performed at the jobsite by Individual Employers employing employees covered by this Agreement shall continue to and must be fabricated at the jobsite by employees covered by this Agreement. Accordingly, it is agreed:

**A.** All piping two (2) inches and under in diameter (except piping requiring heat and other special treatment or the use of special tools and equipment); all piping for comfort heating and air conditioning; all soil pipe, drainage piping, regardless of size, and all butt welding of mill run lengths, regardless of size (unless a part of dimensioned weld pipe formation) shall be fabricated at the jobsite.

**B.** All piping formations for comfort heating and air conditioning will be fabricated and assembled on the jobsite. This includes boiler plants used only for generating steam for comfort heating systems.

**C.** Piping formations requiring heat or other special treatment or the use of special tools and equipment shall be fabricated at the jobsite.

**D.** All hanger rods shall be cut and threaded on the jobsite or in the shop of an Individual Employer.

**104.** All other items, not normally and traditionally fabricated on the jobsite by employees covered by this Agreement, including all piping over two (2) inches in diameter, all piping regardless of size which requires heat or other special treatment or the use of special tools and equipment and all bends over two (2) inches in diameter, may be used by the Individual Employer regardless of where or by whom fabricated, provided, however, that the Union reserves the right to refuse to handle, erect or install the same when they have been fabricated under wages, hours and conditions of employment less favorable to employees than those provided by this Agreement for

employees performing the same type of work. All catalog items may be purchased from any source, but must be installed on the jobsite by employees covered by this Agreement.

**105.** All lead work shall be fabricated and installed at the jobsite by the employees covered by this Agreement, except that the Union may not refuse to handle, erect or install the same when they have been fabricated elsewhere under wages, hours and conditions of employment less favorable to employees than those provided for the same type of work by U.A. Agreements in effect at the site of fabrication.

**106.** All hanger rods, pipe supports and pipe hangers made of structural shapes only which can be fabricated from drawings or specifications are not covered by this Agreement and shall be shipped to the job unattached for installation by the employees covered by this Agreement.

**107.** All hanger rods, pipe supports and pipe hangers, which require field dimensions for fabrication, are covered by this Agreement.

**108.** All catalog items such as clamps, unbolts, etc., may be purchased by the Individual Employer from any source, but shall be installed by the employees covered by this Agreement.

**109.** The provisions of this Article do not apply to fabrication by Outside Contractors so long as the Outside Contractor complies with the provisions set forth in Article IV, Section 38H of this Agreement.

**APPENDIX A**

**TO LIGHT COMMERCIAL LABOR AGREEMENT**

**FIFTY POINTS OF JURISDICTION**

The following is the jurisdiction of work of the United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry of the United States and Canada.

**(1) All piping for plumbing, water, waste, floor drains, drain grates, supply, leader, soil pipe, grease traps, sewage and vent lines.**

- (2) All piping for water filters, water softeners, water meters and the setting of same.**
- (3) All cold, hot and circulating water lines, piping for house pumps, cellar drainers, ejectors, house tanks, pressure tanks, swimming pools, ornamental pools, display fountains, drinking fountains, aquariums, plumbing fixtures and appliances, and the handling and setting of the above-mentioned equipment.**
- (4) All water services from mains to buildings, including water meters and water meter foundations.**
- (5) All water mains from whatever source, including branches and fire hydrants, etc.**
- (6) All down spouts and drainage areas, soil pipe, catch basins, manholes, drains, gravel basins, storm water sewers, septic tanks, cesspools, water storage tanks, etc.**
- (7) All liquid soap piping, liquid soap tanks, soap valves and equipment in bath and washrooms, shower stalls, etc.
- (8) All bathrooms, toilet rooms and shower room accessories, i.e., towel racks, paper holders, glass shelves, hooks, mirrors, cabinets, etc.
- (9) All lawn sprinkler work, including piping, fittings and lawn sprinkler heads.
- (10) All sheet lead lining for x-ray rooms, fountains, swimming pools or shower stalls, tanks or vats for all purposes and for roof flashings in connection with the pipe fitting industry.
- (11) All fire stand pipes, fire pumps, pressure and storage tanks, valves, hose racks, fire hose, cabinets and accessories, and all piping for sprinkler work of every description.
- (12) All block tin coils, carbonic gas piping, for soda fountains and bars, etc.
- (13) All piping for railing work, and racks of every description, whether screwed or welded.
- (14) All piping for pneumatic vacuum cleaning systems of every description



(15) All piping for hydraulic, vacuum, pneumatic, air, water, steam, oil or gas, used in connection with railway cars, railway motor cars, and railway locomotives.

(16) All marine piping, and all piping used in connection with ship building and ship yards.

(17) All power plant piping of every description.

(18) The handling, assembling, and erecting of all economizers, super-heaters, regardless of the mode or method of making joints, hangers, and erection of same.

(19) All internal and external piping on boilers, heaters, tanks and evaporators, water legs, water backs and water gates, boiler compound equipment, etc.

(20) All soot blowers and soot collecting piping systems.

(21) The setting, erecting and piping for all smoke consuming and smoke washing and regulating devices.

**(22) The setting, erecting and piping of instruments, measuring devices, thermostatic controls, gauge boards, and other controls used in connection with power, heating, refrigerating, air conditioning, manufacturing, mining and industrial work.**

**(23) The setting and erecting of all boiler feeders, water heaters, filters, water softeners, purifiers, condensate equipment, pumps, condensers, coolers, and all piping for same in power houses, distributing and boosting stations, refrigeration, bottling, distilling and brewing plants, heating, ventilating and air conditioning systems.**

(24) All piping for artificial gases, natural gases and holders and equipment for same, chemicals, minerals and by-products and refining of same, for any and all purposes.

(25) The setting and erecting of all underfeed stokers, fuel burners and piping, including gas, oil, power, fuel, hot and cold air piping, and all accessories and parts of burners and stokers, etc.

(26) All ash collecting and conveyor piping systems, including all air washing and dust collecting piping and equipment, accessories and appurtenances and regulating devices, etc.

(27) The setting and erecting of all oil heaters, oil coolers, storage and distribution tanks, transfer pumps, and mixing devices, and piping thereto of every description.

(28) The setting and erecting of all cooling units, pumps, reclaiming systems and appurtenances, in connection with transformers and piping to switches of every description.

(29) All fire extinguishing systems and piping, whether by water, steam, gas, chemical, fire alarm piping and control tubing, etc.

(30) All piping for sterilizing, chemical treatment, deodorizing, and all cleaning systems of every description, and laundries for all purposes.

(31) All piping for oil, or gasoline tanks, gravity and pressure lubricating and greasing systems, air and hydraulic lifts, etc.

(32) All piping for power or heating purposes, either by water, air, steam, gas, oil, chemicals, or any other method.

**(33) All piping, setting and hanging of all units and fixtures for air conditioning, cooling, heating, roof cooling, refrigerating, ice making, humidifying, dehumidifying, dehydrating, by any method, and the charging and testing, servicing of all work after completion.**

(34) All pneumatic tube work, and all piping for carrying systems by vacuum, compressed air, steam, water, or any other method.

(35) All piping to stoves, fire grates, blast and heating furnaces, ovens, driers, heaters, oil burners, stokers and boilers and cooking utensils, etc., of every description.

**(36) All piping in connection with central distributing filtration treatment stations, boosting stations, waste and sewage disposal plants, central chlorination and chemical treatment work, and all underground supply lines to cooling wells, suction basins, filter basins, settling basins, and aeration basins.**

(37) All process piping for refining, manufacturing, industrial and shipping purposes, of every character and description.

(38) All air piping of every description.

(39) All temporary piping of every description in connection with building and construction work, excavating and underground construction.

(40) The laying out and cutting of all holes, chases and channels, the setting and erection of bolts, inserts, stands, brackets, supports, sleeves, thimbles, hangers, conduit and boxes, used in connection with the pipe fitting industry.

- (41) The handling and setting of boilers, setting of fronts, setting of soot blowers and attaching of all boiler trimmings.
- (42) All pipe transportation lines for gas, oil, gasoline, fluids and liquids, water aqueducts and water lines, and booster stations of every description.
- (43) All acetylene and arc welding, brazing, lead burning, soldered and wiped joints, caulked joints, expanded joints, rolled joints, or any other mode or method of making joints in connection with the pipe fitting industry .
- (44) Laying out, cutting, bending and fabricating of all pipe work of every description, by whatever mode or method.
- (45) All methods of stress relieving of all pipe joints made by every mode or method.
- (46) The assembling and erecting of tanks used for mechanical, manufacturing or industrial purposes, to be assembled with bolts, packed or welded joints.
- (47) The handling and using of all tools and equipment that may be necessary for the erection and installation of all work and materials used in the pipe fitting industry.
- (48) The operation, maintenance, repairing, servicing and dismantling of all work installed by journeymen members of the United Association.
- (49) All piping for cataracts, cascades (i.e., artificial waterfalls), make-up water fountain, captured waters, water towers, cooling towers, and spray ponds, used for industrial, manufacturing, commercial, or for any other purposes.
- (50) Piping herein specified means pipe made from metals, tile, glass, rubber, plastics, wood or any other kind of material, or product manufactured into pipe, usable in the pipe fitting industry, regardless of size or shape.