

# INTERNATIONAL RESIDENTIAL PLUMBING CODE

## RP2-06/07

### P2705.1

#### *Proposed Change as Submitted:*

**Proponent:** Guy Tomberlin, Fairfax County, Virginia, representing Virginia Plumbing and Mechanical Inspectors Association (VPMIA) and the Virginia Building Code Officials Association (VBCOA)

#### **Revise as follows:**

**P2705.1 General.** The installation of fixtures shall conform to the following:

1. Floor-outlet or floor-mounted fixtures shall be secured to the drainage connection and to the floor, where so designed, by screws, bolts, washers, nuts and similar fasteners of copper, brass or other corrosion-resistant material.
2. Wall-hung fixtures shall be rigidly supported so that strain is not transmitted to the plumbing system.
3. Where fixtures come in contact with walls and floors, the contact area shall be water tight.
4. Plumbing fixtures shall be usable.
5. ~~The centerline of water closets or bidets shall not be less than 15 inches (381 mm) from adjacent walls or partitions or not less than 15 inches (381 mm) from the centerline of a bidet to the outermost rim of an adjacent water closet. There shall be at least 24 inches (533 mm) clearance in front of the water closet, bidet or lavatory to any wall, fixture or door.~~
5. Water closets, urinals, lavatories and bidets. A water closet, urinal, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition, vanity or other obstruction, or closer than 30 inches (762 mm) center-to-center between adjacent fixtures. There shall be at least a 21-inch (533 mm) clearance in front of the water closet, urinal, lavatory or bidet to any wall, fixture or door. Water closet compartments shall be not less than 30 inches (762 mm) wide and 60 inches (1524 mm) deep.
6. The location of piping, fixtures or equipment shall not interfere with the operation of windows or doors.
7. In areas prone to flooding as established by Table R301.2(1), plumbing fixtures shall be located or installed in accordance with Section R323.1.5.
8. Integral fixture-fitting mounting surfaces on manufactured plumbing fixtures or plumbing fixtures constructed on site, shall meet the design requirements of ASME A112.19.2 or ASME A112.19.3.

**Reason:** This is the text that was approved in the IPC last code cycle. It provides clear, appropriate information and guidance that needs to be provided in the IRC.

**Cost Impact:** The code change proposal will not increase the cost of construction.

#### **Committee Action:**

**Approved as Modified**

#### **Modify the proposal as follows:**

**P2705.1 General.** The installation of fixtures shall conform to the following:

1. Floor-outlet or floor-mounted fixtures shall be secured to the drainage connection and to the floor, where so designed, by screws, bolts, washers, nuts and similar fasteners of copper, brass or other corrosion-resistant material.
2. Wall-hung fixtures shall be rigidly supported so that strain is not transmitted to the plumbing system.
3. Where fixtures come in contact with walls and floors, the contact area shall be water tight.
4. Plumbing fixtures shall be usable.
5. ~~Water closets, urinals, lavatories and bidets. A water closet, urinal, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or other obstruction, or closer than 30 inches (762 mm) center-to-center between adjacent fixtures. There shall be at least a 21-inch (533 mm) clearance in front of the water closet, urinal, lavatory or bidet to any wall, fixture or door. Water closet compartments shall be not less than 30 inches (762 mm) wide and 60 inches (1524 mm) deep.~~
6. The location of piping, fixtures or equipment shall not interfere with the operation of windows or doors.
7. In areas prone to flooding as established by Table R301.2(1), plumbing fixtures shall be located or installed in accordance with Section R323.1.5.
8. Integral fixture-fitting mounting surfaces on manufactured plumbing fixtures or plumbing fixtures constructed on site, shall meet the design requirements of ASME A112.19.2 or ASME A112.19.3.

**Committee Reason:** The proposed text will coordinate the IRC with the IPC and improves the IRC coverage by addressing lavatories and all adjacent fixtures. The modifications delete text that is not germane to the IRC and also deletes a vague reference to "other construction."

**Assembly Action:** **None**

*Individual Consideration Agenda*

**This item is on the agenda for individual consideration because a public comment was submitted.**

*Public Comment:*

**Gary Kozan, Ridgeway Plumbing, Inc., requests Disapproval.**

**Commenter's Reason:** The current code text sufficiently addresses fixture spacing in residential bathrooms. Basing fixture spacing on center-to-center measurements may be appropriate for commercial bathrooms with multiple simultaneous users, but it is overkill in a residential setting. If approved, this proposal will prohibit bathroom vanities less than 30 inches wide, and will increase the spacing between a water closet and an adjacent bidet or lavatory by roughly 3 to 6 inches, even though these fixtures are not used simultaneously.

Final Action:      AS              AM              AMPC\_\_\_\_              D

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**RP5-06/07**

**P2717.1**

*Proposed Change as Submitted:*

**Proponent:** Cecil F. Hardee, Jr., County of Fairfax, Virginia, representing Virginia Plumbing and Mechanical Inspectors Association (VPMIA) and the Virginia Building Code Officials Association (VBCOA)

**Revise as follows:**

**P2717.1 Protection of water supply.** The water supply for dishwashers shall be protected by an air gap ~~or integral backflow preventer.~~

**Reason:** This is to clarify when Backflow Preventers are used with dishwashers.

Section 2902.3.1 for Air Gaps states the standard that Air Gaps must meet and how to measure and calculate for an Air Gap. This section also says that "Air gap devices shall be incorporated in dishwashing and clothes washing appliances" but doesn't require backflow preventers.

Different sections of the code that reference the same equipment, appliances or other devices need to be consistent when requiring protection of the potable water supply. Leaving the section as it is will cause confusion for contractors and code officials when enforcing the provisions of the code.

**Cost Impact:** The code change proposal will not increase the cost of construction.

**Committee Action:** **Approved as Submitted**

**Committee Reason:** The proposed revision will eliminate a conflict with current Section P2902.3.1 which requires air gaps for dishwashing machines.

**Assembly Action:** **None**

*Individual Consideration Agenda*

**This item is on the agenda for individual consideration because a public comment was submitted.**

*Public Comment:*

**Julius Ballanco, PE, JB Engineering and Code Consulting, P.C., representing himself, requests Disapproval.**

**Commenter's Reason:** The most common method of protecting the water supply to a dishwasher is by an integral backflow preventer. The proponent provided no documentation to show that integral backflow preventers are not working. Furthermore, there have been no documented failures resulting in contamination of the potable water supply from a dishwasher with an integral backflow preventer.

Final Action:      AS              AM              AMPC\_\_\_\_              D

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**RP7-06/07**  
**P2719.1**

*Proposed Change as Submitted:*

**Proponent:** Cecil F. Hardee, Jr., County of Fairfax, Virginia, representing Virginia Plumbing and Mechanical Inspectors Association (VPMIA) and the Virginia Building Code Officials Association (VBCOA)

**Revise as follows:**

**P2719.1 Floor drains.** Floor drains shall have waste outlets not less than 2 inches (51 mm) in diameter and shall be provided with a removable strainer. The floor drain shall be constructed so that the drain is capable of being cleaned. Ready access shall be provided to the drain inlet.

**Reason:** Current text would actually permit a floor drain to mistakenly be installed beneath an appliance such as a water heater or furnace. This proposal prevents such installations from occurring. When the drain mistakenly ends up under a furnace some times the suggested fix is to cut an access panel in the bottom of the furnace housing. This is a huge problem. It is not reasonable to permit drains to be "out of sight" because they will surely be "out of mind" and the potential for sanitary problems is likely. You do not want to work on a sanitary blockage or backup through the appliance that is actually supplying the air throughout the residence.

**Cost Impact:** The code change proposal will not increase the cost of construction.

**Analysis:** See parallel proposal for Section 412.2 of the IPC.

**Committee Action:**

**Approved as Submitted**

**Committee Reason:** Requiring ready access will prevent a floor drain from being located under an appliance where it would not be within sight and where it could not be serviced or cleaned.

**Assembly Action:**

**None**

*Individual Consideration Agenda*

**This item is on the agenda for individual consideration because a public comment was submitted.**

*Public Comment:*

**Lawrence Brown, CBO, National Association of Home Builders, requests Approval as Modified by this public comment.**

**Modify proposal as follows:**

**P2719.1 Floor drains.** Floor drains shall have waste outlets not less than 2 inches (51 mm) in diameter and shall be provided with a removable strainer. The floor drain shall be constructed so that the drain is capable of being cleaned. ~~Ready~~ Access shall be provided to the drain inlet. Floor drains shall not be located under or have their access restricted by permanently installed appliances.

**Commenter's Reason:** All this comment proposes is to delete the single word "ready" that was the only proposed change, and add text that goes to the heart of the Proponent's Reason statement. – locating a drain under an appliance. The definition of "ready access" would preclude the "removal or movement of any panel, door or similar obstruction." In many basement renovations the floor drain may be located behind a new wall. BUT, the access would be large enough to provide access for cleaning and servicing the drain. Also, the cleaning of a drain does not constitute an emergency situation. As with the access to the connections of an electrical panel, ONLY access to the drain itself needs to be provided. This proposed modification addresses the Proponent's concerns.

Final Action:        AS            AM            AMPC\_\_\_\_        D

**RP10-06/07**  
**P2801.6**

*Proposed Change as Submitted:*

**Proponent:** David M. Wenzlaff, County of Henrico, Virginia, representing Virginia Plumbing and Mechanical Inspectors Association (VPMIA) and the Virginia Building Code Officials Association (VBCOA)

**Revise as follows:**

**P2801.6 Water heaters installed in garages.** Water heaters, other than gas-fired, having an ignition source shall be elevated such that the source of ignition is not less than 18 inches (457 mm) above the garage floor. Gas-fired appliances shall be installed in accordance with Chapter 24.

**Reason:** This is to provide clarification to the user that fuel gas related provisions are located in Chapter 24.

**Cost Impact:** The code change proposal will not increase the cost of construction.

**Committee Action:**

**Disapproved**

**Committee Reason:** The first sentence as modified suggests that gas-fired appliances do not need to be elevated. Current text in Chapter 24 already covers gas-fired appliances.

**Assembly Action:**

**None**

*Individual Consideration Agenda*

**This item is on the agenda for individual consideration because a public comment was submitted.**

*Public Comment:*

**David C. Delaquila, Gas Appliance Manufacturer’s Association (GAMA), requests Approval as Submitted.**

**Commenter’s Reason:** GAMA agrees with the original proposal and the reason given by the proponent.

Final Action: AS AM AMPC\_\_\_\_ D

**RP11-06/07**

**P2803.7 (New)**

*Proposed Change as Submitted:*

**Proponent:** Guy McMann, CBO, Jefferson County, Colorado, representing the Colorado Association of Plumbing and Mechanical Officials (CAPMO)

**Add new text as follows:**

**P2803.7 Vacuum relief valve.** Bottom fed water heaters and bottom fed tanks connected to water heaters shall have a vacuum relief valve installed. The vacuum relief valve shall comply with ANSI Z21.22.

**Reason:** Bottom fed water heaters are installed in residences and this requirement applies. The water heater doesn’t know which occupancy in which it is installed. Currently this is not addressed in the IRC. In an effort to make this document a better stand-alone code, this requirement should be located here.

**Cost Impact:** The code change proposal will increase the cost of construction.

**Committee Action:**

**Disapproved**

**Committee Reason:** The proposed requirement should be applicable only to tank-type electric and fuel-fired appliances. Tankless water heaters do not need such protection.

**Assembly Action:**

**None**

*Individual Consideration Agenda*

**This item is on the agenda for individual consideration because public comments were submitted.**

*Public Comment 1:*

**David C. Delaquila, Gas Appliance Manufacturer’s Association, requests Approval as Submitted.**

**Commenter's Reason:** GAMA agrees with the original proposal and the reason given by the proponent.

*Public Comment 2:*

**Guy McMann, Jefferson County, Colorado, representing Colorado Association of Plumbing and Mechanical Officials (CAPMO) requests Approval as Modified by this public comment.**

**Modify proposal as follows:**

**P2803.7 Vacuum relief valve.** Bottom fed tank-type water heaters and bottom fed tanks connected to water heaters shall have a vacuum relief valve installed. The vacuum relief valve shall comply with ANSI Z21.22.

Commenter's Reason: The committee is correct, vacuum relief valves are not needed for tankless water heaters. The exception addresses this concern.

Final Action:        AS            AM            AMPC \_\_\_\_\_        D

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