

2006 INTERNATIONAL PLUMBING CODE

Code Change No: **P24-06/07**

Original Proposal

Table 403.1 (IBC Table [P] 2902.1)

Proponent: Jud Collins, JULYCO

Revise table as follows:

**TABLE 403.1 (IBC Table [P] 2902.1)
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES^a
(See Section 403.2 and 403.3)**

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSET (URINALS SEE SECTION 419.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN ^b (SEE SECTION 410.1)	OTHER
				MALE	FEMALE	MALE	FEMALE			
(Portions of table not shown do not change)										

- a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by the *International Building Code*.
- b. Toilet facilities for employees shall be separate from facilities for inmates or patients.
- c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted where such room is provided with direct access from each patient room and with provisions for privacy.
- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- e. The minimum number of required drinking fountains shall comply with Table 403.1 and Chapter 11 of the *International Building Code*.

Reason: This proposed change is to clarify and correlate the IPC with the accessibility requirements of Chapter 11 in the IBC. Fifty percent of drinking fountains are required to be accessible. By accessibility standards, an accessible unit contains two bowls, one high and one low. Therefore, to comply with both the IPC and the IBC requirements for drinking fountains, an occupancy that is required to provide a minimum of one drinking fountain will be required to have a unit that has two bowls, one high and one low.

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

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: The reference to the IBC is necessary to prevent the code user from overlooking the accessible drinking fountain requirements in the IBC.

Assembly Action:

None

Final Hearing Results

P24-06/07

AS

Code Change No: P25-06/07

Original Proposal

Table 403.1 (IBC Table [P] 2902.1)

Proponent: James Anjam, Arlington County, Virginia, representing Virginia Plumbing and Mechanical Inspectors Association (VPMIA) and the Virginia Building Code Officials Association (VBCOA)

Revise table as follows:

**TABLE 403.1 (IBC Table [P] 2902.1)
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES^a
(See Sections 403.2 and 403.3)**

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSET (URINALS SEE SECTION 419.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN (SEE SECTION 410.1)	OTHER
				MALE	FEMALE	MALE	FEMALE			
1	Assembly (see Sections 403.2, 403.4 and 403.4.1)	A-4	Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 4,500 1520 and 1 per 60 for the remainder exceeding 4500 1520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
		A-5	Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 4,500 1520 and 1 per 60 for the remainder exceeding 4500 1520	1 per 200	1 per 150	—	1 per 1,000	1 service sink

(Portions of table not shown do not change)

Reason: In the case of A-4 and A-5 occupancies for female WC's the first calculation step results in a fraction ($1500 \div 40 = 37.5$) which creates confusion on whether to round the number before adding to the next calculation step.

Where fixtures are prescribed by more than one ratio, two calculations are performed, each of which could yield a fractional number. The question then arises of whether to add the fractions together and then round up the sum, or to first round up both fractions and then sum them. Depending on the fractions, this will often change the future count by one. For example, An A-4 occupancy with 2,000 females $1500 \div 40 = 37.5$ water closets and $500 \div 60 = 8.33$. This will result in either 46 or 47 water closets depending on how you round up the fractions. To solve this issue, the 1500 boundary is simply adjusted so that the first ratio will yield an even number (38). All of the other first ratios in Table 403.1 already yield even numbers.

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

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: The proposed adjustment will cause the application of the first ratio of 1 per 40 to result in an even number, thus eliminating the confusion on how to roundup fractions when application of the first and second ratios both yield fractions.

Assembly Action:

None

Final Hearing Results

P25-06/07

AS

Code Change No: **P28-06/07**

Original Proposal

Sections: 403.1.1 (IBC [P] 2902.1.1)

Proponent: James Anjam, Arlington County, Virginia, representing Virginia Plumbing and Mechanical Inspectors Association (VPMIA) and the Virginia Building Code Officials Association (VBCOA)

Revise as follows:

403.1.1 Unisex toilet and bath fixtures. Fixtures located within unisex toilet and bathing rooms required by Section 1109.2.1 of the *International Building Code* complying with Section 404 are permitted to be ~~included in determining the minimum required number of fixtures for~~ deducted from the number of required fixtures for either the male or female occupants in assembly and mercantile occupancies.

Reason: Currently you can calculate the fixture requirement by using various methods; this can result in different fixture requirements. This proposed change provides a uniform method of calculation for the plumbing fixtures and realigns the sections involving this calculation.

For example, an occupancy requires 5 female water closets and 5 male water closets for a total of 10 water closets. The water closet installed in the unisex toilet room required by the IBC can be deducted from the total for either sex, resulting in 5 water closets for females and 4 water closets for males or vice-versa. The 9 water closets plus the one water closet in the unisex room results in the same total of 10 water closets. If a water closet is deducted from each sex, the total would be 9 water closets which is less than the original requirement of 10. The reference to Section 404 is an unnecessary step since 404 simply references the IBC.

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

Public Hearing Results

Committee Action:

Approved as Modified

Modify the proposal as follows:

403.1.1 Unisex toilet and bath fixtures. Fixtures located within unisex toilet and bathing rooms required by Section 1109.2.1 of the *International Building Code* are permitted to be included in ~~deducted from~~ the number of required fixtures for either the male or female occupants in assembly and mercantile occupancies.

Committee Reason: The current code is silent on whether the unisex toilet fixtures can be deducted from the required number of fixtures for either sex or both sexes. By allowing the unisex fixtures to count toward the required number for only one of the sexes, the total number of fixtures required by Table 403.1 is preserved. The modification makes it clear that “deductions” are not lessening the required number of fixtures.

Assembly Action:

None

Final Hearing Results

P28-06/07

AM

Code Change No: P32-06/07

Original Proposal

Sections: 403.3, 403.1.1 (New) [IBC [P] 2902.3, [P] 2902.1.1 (New)]

Proponent: James Anjam, Arlington County, Virginia, representing Virginia Plumbing and Mechanical Inspectors Association (VPMIA) and the Virginia Building Code Officials Association (VBCOA)

1. Delete without substitution:

~~**403.3 Number of occupants of each sex.** The required water closets, lavatories, and showers or bathtubs shall be distributed equally between the sexes based on the percentage of each sex anticipated in the occupant load. The occupant load shall be composed of 50 percent of each sex, unless statistical data approved by the code official indicate a different distribution of the sexes.~~

2. Add new text as follows:

403.1.1 Fixture calculations. To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 403.1. Fractional numbers resulting from applying the fixture ratios of Table 403.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies, such fractional numbers for each occupancy shall first be summed and then rounded up to the next whole number.

Exception: The total occupant load shall not be required to be divided in half where approved statistical data indicates a distribution of the sexes of other than 50 percent of each sex.

Reason: Currently you can calculate the fixture requirement by using various methods; this can result in different fixture requirements. This proposed change provides a uniform method of calculation for the plumbing fixtures and realigns the sections involving this calculation. Currently, the code is silent on the rounding of fractions.

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

Public Hearing Results

Committee Action:

Approved as Submitted

Committee Reason: The proposed text provides clarity in intent by stating a prescriptive method for calculating the fixture count. The current code is silent on the treatment of fractions and provides no guidance for calculations involving multiple occupancies and the resultant multiple fraction counts.

Assembly Action:

None

Final Hearing Results

P32-06/07

AS

Code Change No: P34-06/07

Original Proposal

Sections: 403.5.1 (New) [IBC [P] 2902.5.1 (New)]

Proponent: Robert A. Brubaker, American Restroom Association

Add new text as follows:

403.5.1 Directional signage. Directional signage indicating the route to the nearest public facilities shall be clearly and conspicuously posted in accordance with Section 3107 of the IBC. Such signage shall be located in a major corridor or aisle, near the entrance to the facilities and at a height where a clear line of sight exists for customers and visitors.

Reason: To strengthen the intent of the existing code section 403, Minimum Plumbing Facilities, and in particular section 403.6, Public facilities, which currently reads as follows: Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization.

When toilet facilities are locked, or when the only toilet facilities are not located in customers areas, customers, patrons and visitors are sometimes told there are no restrooms or that the only toilet facilities are for the use of 'employees only.' Code mandated directional signs in the customer area will likely prevent such misstatements. If the signs were to be removed, Commercial Code Enforcement Officials would have a clearly visible violation rather than a complaint of not being allowed to use the public facility, a complaint which is more difficult for the Enforcement Officials to investigate and verify.

Bibliography: The American Restroom Association frequently receives requests from people who were not allowed to use toilet facilities in places of public assembly where the adopted IPC code clearly indicated that they should have been allowed to use these facilities. We also work with the media to make the public aware of the provisions of section 403 of the IPC.

The following is from a comprehensive review of the problem that appeared in an major American newspaper

...As it turns out, many U.S. merchants may be unwittingly in violation of plumbing codes when it comes to letting the public use their bathrooms. A growing number of states now include language in their codes spelling out requirements for customer restroom ...

Source: The Wall Street Journal 'Bathroom Backlash Arrives on Main Street ' July 26, 2005

<http://www.startupjournal.com/columnists/enterprise/20050726-bounds.html>

Additional Media

ROCHESTER N.H. ...The city's health and plumbing inspector, ... notified store employees and the supervisor that they were wrong in denying the woman access to the bathroom... the state inspector, agreed, listing a series of state codes dating back to the late 1970s in addition to the 2000 edition of the International Plumbing Code....

Source: 'Woman denied use of public restroom at Rochester thrift store.' Fosters Daily Democrat June 9, 2005

<http://www.fosters.com/apps/pbcs.dll/article?AID=/20050609/NEWS05/106090089/-1/CITIZEN>

Story in a national **sanitation** trade paper,

Haven't we all been there? You're walking around in a busy tourist community. You need to use a restroom. The only available facilities are inside the shops and restaurants. And they all have signs on the front door saying, "No Public Restroom," ...

Source: 'Going Downtown - A non-profit group sees a role for portable restrooms in solving the problem of inadequate sanitary facilities in public gathering places' October 2002 issue of PUMPER Magazine. by Ted J. Rulseh Sr Editor

Voices of real people who contacted the American Restroom Association.

Note: the following anecdotes are provided to illustrate the poignant human element of the problem. They have taken place countrywide and are not limited to only those municipalities that have adopted the IPC.

As an IC patient myself, I was shopping at [deleted reference] about two years ago when I had sudden bladder spasm that left me gasping in pain. I asked the manager if I could use the restroom and she haughtily proclaimed "No." I said, "I have a medical condition and a medic alert card. Would that make a difference?" She said "No" and urged that I walk a block (impossible at the time) to another store to use their public restroom. Funny, I was buying more than \$200 worth of merchandise... and yet that wasn't worth anything in her eyes. So, I raised my voice slightly... said something about recently having surgery. She shook her head... and other customers came to my defense. About five agonizing minutes later, she grudgingly allowed an employee to escort me to their bathroom.

Source: Email: dated Jan 04, 2003 8:10 AM .

I had a very upsetting situation yesterday. I was in a [name deleted] store. It was a stand alone building, not in a mall. It was cold and rainy and I lost my car keys. My husband was on his way to get me when my 3 year old said he needed to go to the potty. The store refused to let us use their facility due to company policy. About 4 minutes later, my child urinated in his pants and on the floor. This was a large store and it is hard for me to believe that they are not legally supposed to have a public facility. This was in Raleigh NC. What is the legality of this situation?

Source: Email dated, Feb 16, 2003 5:46 AM

CODE CHANGES RESOURCE COLLECTION – INTERNATIONAL BUILDING CODE

I had a situation yesterday where I needed to use the restroom badly & the manager of the store wouldn't let me use it. I have ulcerative colitis. So I had to go very bad. I defecated myself. That was the most embarrassing thing to happen to me. So I want to know what steps to take next. Please contact me a.s.a.p so I know what to do about this situation! Thank you.

Source: Email dated Aug 04, 2003 11:18 AM

I was x-mas shopping in a local (removed name) retail store with my 4 year old son recently. While shopping, he told me that he had a bellyache and needed to go (#2) to the bathroom. We walked up to the clerk at the counter and he waited patiently until she was finished assisting another customer. When he asked, she point blank said no to him and pointed to a fast food restaurant down the street. She claimed that it was the store's policy. [deleted text] I am furious to think that a store can be so cruel and uncaring to a child. It's difficult enough for adults to have to "hold it" in a crisis such as that let alone a child who is only 4 years old.

Source: Email dated December 18, 2003 8:54 PM

I read some of the "real people voices" and found myself in the same position as some of those with young children. I too have a young child and was denied the use of their facilities because their safety door did not have a lock on it. I was unclear on what that had to do with the use of the bathroom ...

Source: Web feedback dated 07 Apr 04 01:08:25

I am pregnant and had a sudden emergency to use the bathroom. I was in a [deleted] in Lunenburg, Ma, I explained my situation and was told "no". I even went to the manager and he said that so and so would have a cow, so I couldn't. I put down my basket and left. Can they do this

Source: Web feedback dated 14 Apr 04 08:09:10

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

Public Hearing Results

Committee Action:

Approved as Modified

Modify the proposal as follows:

403.5.1 Directional signage. Directional signage indicating the route to the ~~nearest~~ public facilities shall be ~~clearly and conspicuously~~ posted in accordance with Section 3107 of the IBC. Such signage shall be located in a ~~major~~ corridor or aisle, ~~near~~ at the entrance to the facilities ~~and at a height where a clear line of sight exists~~ for customers and visitors.

Committee Reason: Having required directional signage will strengthen the intent of the code to provide facilities for customers, patrons and visitors. The signage will make it more difficult for owners and employees to tell someone for whom the facilities are required that such facilities do not exist. Absence of the code required signage will present an obvious code violation that the code official can act upon instead of having to act solely on a customer complaint. The modification removes some subjective terms.

Assembly Action:

None

Final Hearing Results

P34-06/07

AM
