

5. Proposed Code Amendment. Use 'legislative format' including both old and new language. See instructions on page five for specific details. Please use a separate sheet for each separate proposal.

Code 2012 International Building Code Section Chapter 29

Page 547

Amend section to read as follows:

Delete Chapter 29 in its entirety and adopt Chapter 29 of the 2012 IBC with the following modifications:

Amend Section 2901.1 as follows:

2901.1 Scope. The provisions of this chapter and the ~~International Plumbing Code~~ shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems. Toilet and bathing rooms shall be constructed in accordance with Section 1210. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the ~~International Plumbing Code~~. ~~Private sewage disposal systems shall conform to the International Private Sewage Disposal Code.~~

Add new sections as follows

2902.1.1.2 Private offices. Fixtures only accessible to private offices shall not be counted to determine compliance with this section.

2902.1.1.3 Urinals. Where urinals are provided, one water closet less than the number specified may be provided for each urinal installed, except the number of water closets in such cases shall not be reduced to less than one quarter (25%) of the minimum specified. For men's facilities serving 26 or more persons, not less than one urinal shall be provided.

Amend Section 2902.3.1 as follows:

2902.3.1 Access. The route to the public toilet facilities required by Section 2902.3 shall not pass through kitchens, food preparation and unpackaged food storage areas, storage rooms or closets. Access to the required facilities shall be from within the building or from the exterior of the building. All routes shall comply with the accessibility requirements of this code. The public shall have access to the required toilet facilities at all times that the building is occupied.

Add new section as follows:

2902.3.1.1 Multiple tenants. Access to toilet facilities serving multiple tenants shall be through a common use area and not through an area controlled by a tenant.

Amend Section 2902.3.2 as follows:

2902.3.2 Location of toilet facilities in occupancies other than malls. In occupancies other than covered and open mall buildings, the required ~~public and employee~~ toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities, or located conveniently in a building adjacent thereto on the same property, and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m).

Exception. The location and maximum travel distances to required employee facilities in factory and industrial occupancies are permitted to exceed that required by this section, provided that the location and maximum travel distance are *approved*.

Amend Section 2902.5 as follows:

2902.5 Drinking fountain location fountains. ~~Drinking fountains shall not be required to be located in individual tenant spaces provided that public drinking fountains are located within a travel distance of 500 feet of the most remote location in the tenant space and not more than one story above or below the tenant space. Where the tenant space is in a covered or open mall, such distance shall not exceed 300 feet. Drinking fountains shall be located on an accessible route. Occupant loads over 30 shall have one drinking fountain for the first 150 occupants, then one per each additional 500 occupants.~~

Exceptions:

1. Sporting facilities with concessions serving drinks shall have one drinking fountain for each 1000 occupants.
2. A drinking fountain need not be provided in a drinking or dining establishment.

2902.5.1 Multistory buildings. Drinking fountains shall be provided on each floor having more than 30 occupants in schools, dormitories, auditoriums, theaters, offices and public buildings.

2905.2 Penal institutions. Penal institutions shall have one drinking fountain on each cell block floor and one on each exercise floor.

2905.3 Location. Drinking fountains shall not be located in toilet rooms.

2902.6 Food preparation areas. In food preparation, serving and related storage areas, additional fixture requirements may be dictated by health codes.

The following modifications to Table 2902.1 of the 2012 IBC are proposed:

1. In the table headings for Water Closets, amend as follows: WATER CLOSETS (~~URINALS SEE SECTION 419.2 OF THE INTERNATIONAL PLUMBING CODE~~)
2. Delete the two far right columns (*Drinking Fountains & Other*) in their entirety.
3. For *Educational* occupancies, amend the provisions for Water Closets and Lavatories as follows:

Water Closets

1 per 50 male

1 per 30 female

Lavatories

1 per 50 ~~100~~ male

1 per 60 female

Are additional pages attached?

Yes

No

Please note number of additional pages

Supporting Data for Statewide Amendment Proposals. This information is required for all statewide amendment proposals. **Attach supporting documentation, as necessary; incomplete proposals will not be accepted.**

The SBCC requires supporting data on any amendment proposal to show:

1. That it meets basic criteria – See Part I to specify how this proposal meets the criteria for code amendment.
2. The intended effect—See Part II to describe the purpose of the proposed amendment, including the benefits and the problems addressed.
3. The potential impacts or benefits to business—See Part III/Types of Construction, to explain how methods in construction businesses, industries and services would be affected.
4. The potential impact on enforcement procedures, See Part III/Types of Services Required, to provide some analysis of the impacts on code enforcement in local jurisdictions.
5. Economic costs and benefits – Use the Table in Part IV of this form to estimate the costs and benefits of the proposal on construction practices, users and/or the public, the enforcement community, and operation and maintenance.

Part I ❖ Background information on amendment.

Code References: *2012 International Building Code* Title: *Plumbing Systems*

Related codes: _____ (Does this amendment change other related codes?)

Proponent: *Dave Cantrell, Public Health – Seattle & King County* Phone: *(206) 263-8493* Date: *02/29/2012*

NOTE: State-wide and emergency state-wide amendments to the state building code must be based on one of the following criteria; please indicate the pertinent rationale for the proposed amendment by selecting from the list below:

- (1) The amendment is needed to address a critical life/safety need.
- (2) The amendment is needed to address a specific state policy or statute.
- (3) The amendment is needed for consistency with state or federal regulations.
- (4) The amendment is needed to address a unique character of the state.
- (5) The amendment corrects errors and omissions.

Part II ❖ Amendment Benefit:

PROBLEM(S) ADDRESSED (Describe the intended effect of the proposed code amendment):

See attached reasoning statement and comparison – 4 pages.

PRIMARY REASON FOR AMENDMENT: (Describe how the amendment meets one of the criteria listed above)

The proposal sets appropriate fixture requirements for toilet and hand wash facilities for health and sanitary purposes (Item #1). It also improves consistency with minimum code provisions in the International Building Code that is adopted by many jurisdictions in the country (Item #3).

TYPE OF BENEFITS PROJECTED:

enhanced health and sanitation and improved consistency with minimum code provisions in other states and local jurisdictions.

Part III ❖ Amendment Impacts or Benefits:

TYPES OF CONSTRUCTION: New Construction Alteration/Tenant Improvement/Repair
 Residential-Single Family Residential-Multi Family Commercial Industrial

List businesses/industries affected by amendment:

Manufacturers: _____
 Specific Construction Contractors & Trades: PLUMBING FIXTURE MANUFACTURERS
 Construction Supply Industry: PRIMARY NON-RESIDENTIAL
 Specialty Trades: _____
 Types of Buildings: PLUMBING
 Fire Protection Industry: PRIMARY NON-RESIDENTIAL

TYPES OF SERVICES REQUIRED:

- Reporting.** Brief Description _____
- Record Keeping.** Brief Description _____
- Other.** Brief Description _____
- Indirect Cost to Industry.** Indicate whether there are multiple sources to obtain the equipment, material or service required by this proposal. If not, provide a justification of the benefit versus small business impact.

Part IV ❖ Amendment Costs and Benefits

Building Type	Construction ¹			Enforcement ²			Operations & Maintenance ³		
	Costs	% impact ⁴	Benefits ⁵	Costs	% impact	Benefits	Costs	% impact	Benefits
Residential									
Single family									
Multi-family									
Commercial/Retail									
Industrial									
Institutional									

WHILE THE MINIMUM CODE REQUIREMENTS MAY RESULT IN AN INCREASE IN THE NUMBER OF PLUMBING FIXTURES, PRIMARILY IN LARGER OCCUPANCIES, THE INCREASE IS QUITE OFTEN CONSISTENT WITH WHAT IS ACTUALLY BEING DESIGNED AND INSTALLED. IT WOULD APPEAR THE INCREASE COST OF CONSTRUCTION IS MINIMAL. NO INCREASE COST TO ENFORCEMENT.

¹ \$ / square foot of floor area or other cost. Attach data. **Construction** costs are costs prior to occupancy, and include both design and direct construction costs that impact the total cost of the construction to the owner/consumer.
² Cost per project plan. Attach data. **Enforcement** costs include governmental review of plans, field inspection, and mediated litigation required for enforcement.
³ Cost to building owner/tenants over the life of the project.
⁴ Cost differential over a specific size project or range of projects as determined by the proponent. Provide sufficient cost and benefit detail to clarify the impact to the Council. All data should be created and referenced to third party reputable sources for verification.
⁵ Note sectors with measurable benefit from Part II, including benefits to a) the user, b) the public, c) the industry, and/or d) the economy; use e) for all of the above.

REASONING STATEMENT

This proposal is based on Chapter 29 of the 2012 International Building Code (IBC), but also includes some of the provisions currently found in the Washington State amendments. For instance, the proposal keeps the current language regarding urinals and drinking fountains, does not address service sinks, and addresses access for multiple floors and tenants. It also includes specific access provisions consistent with state health code for food service establishments. Additionally, modifications are proposed to provide more fixtures for female occupants in educational occupancies.

The primary purpose for this proposal is to bring the state adopted code closer in line with the IBC. In the past while under the provisions of the legacy code, the Uniform Building Code, Washington State was rightly concerned about appropriate distribution of fixtures for male and female occupants. With the development of the 2000 IBC, and now with the subsequent modifications during the last 4 editions culminating in the new 2012 IBC, minimum fixture provisions have been addressed on a national and international approach. Therefore, I feel that it behooves the State of Washington to be more consistent with the IBC.

It does not seem reasonable to determine occupant loads using Chapter 3 and Chapter 10 of the IBC, only to come up with a different load factor in Chapter 29. The attached comparison reflects that in some cases, while the occupant load would be higher, the distribution of plumbing fixtures does not change significantly or at all. Yet, in other occupancies, generally with significantly larger spaces, the distribution of fixtures increases.

One could argue that this imposes an increase to the cost of construction. But, actual construction often includes the increased number of fixtures, and from a practical standpoint the increase is appropriate to the actual number of occupants. For instance, would 2 toilets be adequate for a 5,000² place of worship? Such places that I work on voluntarily will commonly include 3 toilets for women along with 1 toilet and 2 urinals for men for a building containing 120 seats. The attached comparison outlines other areas of concern. For instance, in a sports arena (Example #6) with 5,000 seats, would 15 toilets for 2,500 women be adequate during the intermission of a sporting event? I know of an assembly building with seating for about 1,200 occupants where over 30 toilets are provided for the expected 600 or so female occupants. So, would 54 toilets serving 2,500 female occupants be unrealistic? As another example, I currently have two food service construction plans submitted to our department for review. The current state code mandates dividing the serving/seating area at 30² per occupant. But, notice the difference when comparing the occupant load per the IBC and what is actually submitted for the seating area:

	<u>No. of Occupants p/state code</u>	<u>No. of Occupants p/IBC</u>	<u>Seating shown on the plans</u>
Example 1	16	31	35
Example 2	27	54	57

From a practical standpoint and in order to be more consistent with construction provisions across the country the State of Washington should move closer to Chapter 29 of the International Building Code. Additionally, the lack of adequate plumbing facilities presents a health, sanitation, and safety concern.

COMPARISON

1. Food Service Establishment

400² serving area (tables & chairs), 100² kitchen/bar worker area

	Number of Occupants	Minimum Fixtures
Current state code	15	Single unisex restroom
Proposed amendment	28	1 toilet for male 1 toilet for female

2. Food Service Establishment

4,000² serving area (tables & chairs), 1,000² kitchen/bar worker area

	Number of Occupants	Minimum Fixtures
Current state code	139	2 toilet/urinal for male 2 toilet for female
Proposed amendment	278	2 toilet/urinal for male 2 toilet for female

3. Business

3,000² of business area

	Number of Occupants	Minimum Fixtures
Current state code	15	Single unisex restroom
Proposed amendment	30	1 toilet for male 1 toilet for female

4. Business**14,000² of business area**

	Number of Occupants	Minimum Fixtures
Current state code	70	2 toilet/urinal for male 2 toilet for female
Proposed amendment	140	2 toilet/urinal for male 2 toilet for female

5. Worship**5,000² principle assembly area, non-fixed chairs**

	Number of Occupants	Minimum Fixtures
Current state code	167	1 toilet/urinal for male 2 toilet for female
Proposed amendment	715	3 toilet/urinal for male 5 toilet for female

6. Stadium / Sports Arena**5,000 fixed seats**

	Number of Occupants	Minimum Fixtures
Current state code	5,000	9 toilet/urinal for male 15 toilet for female
Proposed amendment	5,000	19 toilet/urinal for male 54 toilet for female

7. School

20,000² classroom

8,000² shop/vocational

2,000² commercial kitchen

5,000² administrative offices

	Number of Occupants	Minimum Fixtures
Current state code	331 (students & staff)	<u>Staff – Elementary/Secondary</u> 1 toilet for male 1 toilet for female <u>Students Elementary</u> 6 toilet/urinal for male 7 toilet for female <u>Students Secondary</u> 4 toilet/urinal for male 6 toilet for female
Proposed amendment	1,220 (students and staff)	<u>Staff & Students in both Elementary & Secondary</u> 13 toilet/urinal for male 21 toilet for female