

CENTRAL IOWA CODE CONSORTIUM
 MEETING NOTICE AND AGENDA
 PLUMBING, MECHANICAL & FUEL GAS COMMITTEE
 Mac Rae Room, 1551 E M L King Jr Pkwy., Des Moines, IA 50317
 December 12th, 2018 @ 1:00PM – 4:00PM
Minutes

- CALL TO ORDER @ 1:30

- ROLL CALL

MEMBER	Present	Absent	
Brian Hamner	x		
Chuck Gassman		x	
Brian Rogers		x	
Justin Jordan	x		
Dennis Patrick	x		
Jason Merk	x		
Jim Sanders		x	

- AGENDA APPROVAL

Approved

- PUBLIC COMMENT

- APPROVE MINUTES FROM THE PREVIOUS MEETING

Approved

- AGENDA

Review and modify submitted IPC code proposals to fit the UPC

Addition to IPC 105

- **IPC 105.2 ALTERNATE MATERIALS, METHODS AND EQUIPMENT.** Amended by adding the following section 105.2.2 and exception:

Section 105.2.2 - Uniform Plumbing Code, As Currently Adopted Edition The Uniform Plumbing Code, as prepared and edited by the International Association of Plumbing and Mechanical Officials, as currently adopted and amended by the Plumbing and Mechanical Systems Board, Iowa Department of Public Health, is hereby approved as an alternate equivalent method for design and installation of complete plumbing systems.

This provision recognizes in its entirety the plumbing code as adopted, referenced and/or as found applicable by the Plumbing and Mechanical Systems Board, Iowa Department of Public Health

Motioned to table.

MEMBER	Motioned	2nd	YEA	NAY	ABSTAIN
Brian Hamner			x		
Chuck Gassman					
Brian Rogers					
Justin Jordan	Motioned		x		
Dennis Patrick				x	
Jason Merk		X	x		
Jim Sanders					

Modification IPC 305.4

- **IPC 305.4 Freezing.** Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. ~~Exterior water supply system piping shall be installed not less than 6 inches (152 mm) below the frost line and not less than 12 inches (305 mm) below grade.~~ **Exterior water supply system piping shall be installed not less than sixty (60) inches below grade.**

This provision affords protection from freezing based on local geographic conditions.

Motioned to approve.

MEMBER	Motioned	2nd	YEA	NAY	ABSTAIN
Brian Hamner			x		
Chuck Gassman					
Brian Rogers					
Justin Jordan		x	x		
Dennis Patrick	x		x		
Jason Merk			x		
Jim Sanders					

**Modification IPC
305.4.1 Sewer Depth**

- ~~**305.4.1 Sewer depth.** Building sewers that connect to private sewage disposal systems shall be installed not less than [NUMBER] inches (mm) below finished grade at the point of septic tank connection. Building sewers shall be installed not less than [NUMBER] inches (mm) below grade. **shall be a minimum of forty-eight (48) inches below grade.**~~

Motioned to amend to:

305.4.1 Sewer depth. No building sewer or other drainage piping or part thereof, which is constructed of materials other than those approved for use under or within a building, shall be installed under or within 2 feet (610 mm) of a building or structure, or part thereof, nor less than 1 foot (305 mm) below the surface of the ground. Building sewers less than 42" below grade shall be protected with an engineered system to prevent damage from freezing and frost heave. The provisions of this subsection include structures such as porches and steps, whether covered or uncovered; breezeways; roofed porte cochere; roofed patios; carports; covered walks; covered driveways; and similar structures or appurtenances.

This provision affords protection from freezing based on local geographic conditions.

Motioned to approve.

MEMBER	Motioned	2nd	YEA	NAY	ABSTAIN
Brian Hamner					x
Chuck Gassman					
Brian Rogers					
Justin Jordan			x		
Dennis Patrick	x		x		
Jason Merk		x	x		
Jim Sanders					

**Modification IPC Table 403.1 Minimum Number of Required Fixtures.
Foot note for Service Sinks**

- (e) For business and mercantile occupancies with an occupant load of not more than thirty (30) ~~15 or fewer~~, and mercantile occupancies with an occupant load of not more than one hundred (100), services sinks shall not be required.

The provision allows for more flexibility for smaller spaces such as existing tenant spaces in strip centers/malls. The majority of those occupancies are classified as either 'B' business or 'M' mercantile. The code over the past few editions have relaxed the number of required plumbing waste fixtures for these occupancies, this amendment is keeping in line with that current methodology. In a sense it is intended to keep up to date with those changes. The amendment will provide relief for these type of tenant spaces that typically wouldn't need to have a service sink in addition to providing financial relief.

Withdrawn by submitter

MEMBER	Motioned	2nd	YEA	NAY	ABSTAIN
Brian Hamner					
Chuck Gassman					
Brian Rogers					
Justin Jordan					
Dennis Patrick					
Jason Merk					
Jim Sanders					

Modification IPC 410.2

- **410.2 Small occupancies.** ~~Drinking fountains shall not be required for an occupant load of 15 or fewer.~~ **Water dispensers in accessible locations and within accessible reach ranges may be substituted for the initial drinking fountains in business occupancies with an occupant load of not more than thirty (30) and mercantile occupancies with an occupant load of not more than one hundred (100).**

The provision allows for more flexibility for smaller spaces such as existing tenant spaces in strip centers/malls. The majority of those occupancies are classified as either 'B' business or 'M' mercantile. The code over the past few editions have relaxed the number of required plumbing waste fixtures for these occupancies, this amendment is keeping in line with that current methodology. In a sense it is intended to keep up to date with those changes. The amendment will provide financial relief for these small types of tenants

Withdrawn by submitter

MEMBER	Motioned	2nd	YEA	NAY	ABSTAIN
Brian Hamner					
Chuck Gassman					
Brian Rogers					
Justin Jordan					
Dennis Patrick					
Jason Merk					
Jim Sanders					

Addition to IPC 412.2 Floor Drains

- **413.2 Floor Drains.** Floor drains shall have removable strainers. The floor drain shall be constructed so that the drain is capable of being cleaned. Access shall be provided to the drain inlet. Ready access shall be provided to floor drains. **Floor drains shall be installed in the following areas:**
 - (1) Toilet rooms containing two or more water closets or a combination of one water closet and one urinal, except in a dwelling unit.
 - (2) Commercial Kitchens
 - (3) Water heater rooms, Boiler rooms and mechanical rooms, at least one floor drain or receptor approved by the AHJ shall be provided in each room where an automatic water heater is or will be installed and in each mechanical room.
 - (4) Rooms containing water meter

Exception: Floor drains serving refrigerated display cases shall be provided with access.

This amendment would bring the IPC and UPC requirements closer together. The IPC already addresses commercial laundries and common laundry facilities in multi-family dwelling buildings per section 413.4. This is noted in item #3 of UPC 418.3 which is why this amendment looks slightly different than the UPC language. In addition “mechanical rooms and water heater rooms” were added with Boiler rooms and “Rooms containing water meters” is completely new. The practice of having a floor drain in rooms containing water meters is common this language just codifies it as a requirement.

Motioned to approve.

MEMBER	Motioned	2nd	YEA	NAY	ABSTAIN
Brian Hamner			x		
Chuck Gassman					
Brian Rogers					
Justin Jordan			x		
Dennis Patrick	x		x		
Jason Merk		x	x		
Jim Sanders					

Insert to IPC 608.5 Water Service Pipe.

- 605.3 Water service pipe.** Water service pipe shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.3. Water service pipe or tubing, installed underground and outside of the structure, shall have a working pressure rating of not less than 160 psi (1100 kPa) at 73.4°F (23°C). Where the water pressure exceeds 160 psi (1100 kPa), piping material shall have a working pressure rating not less than the highest available pressure. Water service piping materials not third-party certified for water distribution shall terminate at or before the full open valve located at the entrance to the structure. Ductile iron water service piping shall be cement mortar lined in accordance with AWWA C104/A21.4. **Underground Copper tube for underground piping shall have a weight of not less than type K.**

This historical provision requires heavier copper pipe for underground installations affording more durability.

Motioned to approve.

MEMBER	Motioned	2nd	YEA	NAY	ABSTAIN
Brian Hamner			x		
Chuck Gassman					
Brian Rogers					
Justin Jordan	x		x		
Dennis Patrick				x	
Jason Merk		x	x		
Jim Sanders					

Addition to IPC 703 Building Sewer

- **703.7 Minimum Building Sewer and Building Drain Size.** The minimum diameter for a building sewer shall be four (4) inches.

This historical provision requires a minimum building sewer/drain diameter in deference to Table 710.1(1) Building Drains and Sewers.

Proposal Died for lack of interest.

MEMBER	Motioned	2nd	YEA	NAY	ABSTAIN
Brian Hamner					
Chuck Gassman					
Brian Rogers					
Justin Jordan					
Dennis Patrick					
Jason Merk					
Jim Sanders					

Modification to IPC 903.1 Roof Extension.

- **903.1 Roof extension.** Open vent pipes that extend through a roof shall be terminated not less than ~~[NUMBER]~~ 6 inches (mm) above the roof **nor less than 1 foot from any vertical surface.** Where a roof **is to be used for any purpose other than weather protection,** assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

This provision provides for prescriptive clearance and separation distances for any VTR.

Motioned to withdraw

MEMBER	Motioned	2nd	YEA	NAY	ABSTAIN
Brian Hamner	x		x		
Chuck Gassman					
Brian Rogers					
Justin Jordan			x		
Dennis Patrick		x	x		
Jason Merk			x		
Jim Sanders					

Added Exception to IPC 901.2.1

- **901.2.1 Venting Requirements.** Traps and fixtures shall be vented in accordance with one of the venting methods specified in this chapter.

Exception: A vent is not required on a three inch basement floor drain provided its drain branches into the building drain on the sewer side at a distance of five feet or more from the base of the stack and the branch line to such floor drain is not more than twelve feet in length.

This historical provision allows for flexibility in vent proximity, taking into account developed trap arm length and horizontal wet vent methodologies.

Motioned to approve.

MEMBER	Motioned	2nd	YEA	NAY	ABSTAIN
Brian Hamner				X	
Chuck Gassman					
Brian Rogers					
Justin Jordan	X		X		
Dennis Patrick		X	X		
Jason Merk			X		
Jim Sanders					

1. OTHER BUSINESS

2. UPCOMING MEETINGS

3. ADJOURNMENT

Jason M. Motioned, Justin 2nd - Approved

Posted on 11/27/18 at www.capitalcrossroadsvision.com/central-iowa-code-consortium and at the City of Des Moines Amory building 602 Robert D. Ray Dr., Des Moines, IA 50317

Form date - 7/25/15