

ADVISORY COMMITTEE COMMENT FORM
FOR PROPOSED CODE CHANGES
(This form must be submitted electronically)

IRC-9, R307.1 (REV 1-4-12 FINAL)

Author/requestor: Rick Davidson
Email address: rdavidson@ci.maple-grove.mn.us
Telephone number: 763-494-6061
Firm/Association affiliation, if any: Self

Proposed Code Change - Language

SECTION R307

TOILET, BATH AND SHOWER SPACES

R307.1 Space required. Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1. Fixtures shall be installed in accordance with the **Minnesota Rules Chapter Section 4715, Minnesota Plumbing Code.**

R307.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

Delete the following figure:

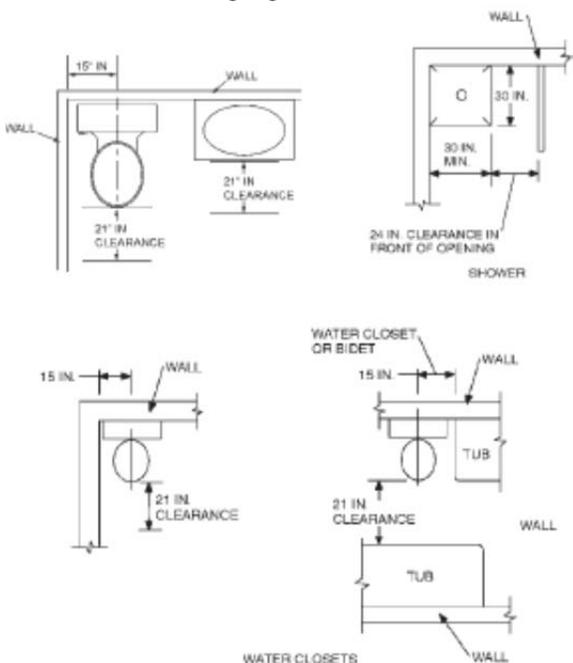


FIGURE R307.1
MINIMUM FIXTURE CLEARANCES

Proposed Code Change – Need and Reason

The Residential Code and the Plumbing Code both provide dimensions for installing some residential plumbing fixtures. The problem is that they are not the same. The Plumbing Code requires 24 inches in front of the water closet. The Residential Code requires 21 inches. The Plumbing Code requirement dates back to at least the 70's and are well known by many in industry. The Residential Code requirements began in 2003.

Contractors who purchase code books either from the state or from ICC and will get information that is incorrect. They may also be taught this information at contractor continuing education seminars. This will create conflict in the field, unnecessary cost, and lack of uniformity.

The Plumbing Code does not provide clearance requirements in front of a shower. However, Minnesota did not have a requirement until the Residential Code was adopted in 2003. Apparently there had been no apparent need prior to that time and deleting the requirement at this time should not cause a problem.

The proposal is necessary because it eliminates the conflict between the two codes. The proposal is reasonable because it continues to provide a standard for industry and homeowners to follow that have been in the code for decades.

Following are the state plumbing code requirements for fixtures that conflict with the IRC. To avoid conflicting regulations, this section of the IRC should be deleted.

4715.1220 INSTALLATION OF FIXTURES.

Subpart 1. **Fixtures.** Fixtures must be set level and in proper alignment with reference to adjacent walls. No water closet may be set closer than 15 inches from its center to any side wall or partition nor closer than 30 inches, center to center, between toilets. At least a 24-inch clearance must be provided in front of water closets. Note: The centerline of water closets used primarily by children 12 and younger must be a minimum of 12 inches to a maximum of 18 inches from the side wall or partition (see Minnesota Accessibility Code).

No urinal may be set closer than 15 inches from the center to any side wall or partition, nor closer than 24 inches, center to center, between urinals.

Wall-hung water closet bowls must be rigidly supported by a concealed metal hanger which is attached to the building structural members so that no strain is transmitted to the closet connector or any other part of the plumbing system.

Plumbing fixtures must be so installed as to afford easy access for cleaning both the fixture and the area about it. Where practical, all pipes from fixtures must be run to the nearest wall.

Subp. 4. **Shower compartments.** No shower stall or receptor shall have a finished interior dimension which is less than 30 inches, and each shower compartment shall be of a finished size capable of completely encompassing a 30-inch circle measured at the height of the shower control handles, when the door or curtain is closed, and of a horizontal cross sectional area of not less than 900 square inches. The 30-inch requirement shall not apply to a bathtub used as a shower or to showers installed in remodeling.

Proposed Code Change – Cost/Benefit Analysis

This proposal will have no impact on construction costs.

Other Factors to Consider Related to Proposed Code Change

1. Is this proposed code change meant to:

change language contained in a published code book? If so, list section(s).

change language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).

delete language contained in a published code book? If so, list section(s).
2012 IRC section R307.1

delete language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).

neither; this language will be new language, not found in the code book or in Minnesota Rule.

2. Is this proposed code change required by a Minnesota Statute or new legislation? If so, please provide the citation to the Statute or legislation.
No

3. Will this proposed code change impact other sections of a published code book or of an amendment in Minnesota Rule? If so, please list the affected sections or rule parts.
No

4. Will this proposed code change impact other parts of the Minnesota State Building Code? If so, please list the affected parts of the Minnesota State Building Code.
No

5. Who are the parties affected or segments of industry affected by this proposed code change?
Code officials, building designers, contractors, building owners

6. Can you think of other means or methods to achieve the purpose of the proposed code change? If so, please explain what they are and why your proposed change is the preferred method or means to achieve the desired result.
No

7. Are you aware of any federal requirement or regulation related to this proposed code change? If so, please list the regulation or requirement.
No