

CHAPTER 5 – PLUMBING FACILITIES & FIXTURE REQUIREMENTS

Chapter 5 establishes the minimum criteria for the installation, maintenance and location of plumbing systems and facilities, including the water supply system, water-heating appliances, and sewage disposal system and related plumbing fixtures.

* *Indicates code is still under review for inclusion.*

SECTION 501 – GENERAL	
501.1 Scope	The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.
501.2 Responsibility	The <i>owner</i> of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as <i>owner-occupant</i> or permit another person to occupy any structure or <i>premises</i> which does not comply with the requirements of this chapter.
SECTION 502 – REQUIRED FACILITIES	
502.1 Dwelling units.	Every <i>dwelling unit</i> shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.
SECTION 503 – TOILET ROOMS	
503.1 Privacy.	<i>Toilet rooms</i> and <i>bathrooms</i> shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared <i>bathrooms</i> and <i>toilet rooms</i> in a multiple dwelling.
* 503.2 Location	<i>Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing a maximum of one flight of stairs and shall have access from a common hall or passageway.</i>
* 503.4 Floor Surface.	<i>In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.</i>
SECTION 504 – PLUMBING SYSTEMS & FIXTURES	
504.1 General.	All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be

	capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
504.2 Fixture clearances.	Plumbing fixtures shall have adequate clearances for usage and cleaning.
504.3 Plumbing system hazards.	Where it is found that a plumbing system in a structure constitutes a hazard to the <i>occupants</i> or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, <i>deterioration</i> or damage or for similar reasons, the <i>code official</i> shall require the defects to be corrected to eliminate the hazard.
SECTION 505 – WATER SYSTEM	
505.1 General.	Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an <i>approved</i> private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the <i>International Plumbing Code</i> .
505.2 Contamination.	The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.
505.3 Supply.	The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.
505.4 Water heating facilities.	Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any <i>bathroom, toilet room, bedroom</i> or other occupied room normally kept closed, unless adequate combustion air is provided. An <i>approved</i> combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.
SECTION 506 – SANITARY DRAINAGE SYSTEM	
506.1 General.	All plumbing fixtures shall be properly connected to either a public sewer system or to an <i>approved</i> private sewage disposal system.
506.2 Maintenance.	Every plumbing stack, vent, waste and sewer line shall function properly and be

	kept free from obstructions, leaks and defects.
SECTION 507 – STORM DRAINAGE	
507.1 General.	Drainage of roofs and paved areas, <i>yards</i> and courts, and other open areas on the <i>premises</i> shall not be discharged in a manner that creates a public nuisance.

DRAFT