

# Policy for Enforcing the 2012 International Plumbing Code

December 1, 2012

## Chapter 3 General Regulations

**301.6 Prohibited locations** It shall be the city of Glendale's policy that any requirements listed in Section 1003.4 be deferred to the city of Glendale's Pre-Treatment Program.

Due to the fact that the city of Glendale has a Pre-Treatment Program and this code section references a code section that is within the jurisdiction of that program (Section 1003.4),

**305.4.1 Sewer depth** Section 305.4.1 allows the Authority Having Jurisdiction to determine the minimum depth of the sewer for private sewage disposal systems.

In order to remain consistent with Section 305.4, which provides for protection of water, soil, and waste pipes from freezing, it shall be the city of Glendale's policy that the minimum depth below grade shall be 12 inches for private sewer systems.

**308.5 Table** It shall be the city of Glendale's policy that Table 308.5 Hangar Spacing shall reference the Cast Iron Soil Pipe Institute for both horizontal and vertical pipe support.

The Cast Iron Soil Pipe Institute has a much more defined list of detailed situations and how they intend for their piping to be supported and is listed as follows:

- A hanger should be located within eighteen inches of each coupling or hub for lengths up to ten feet.
- For multiple joints within a four foot length, a hanger should be located at alternate couplings or hubs.
- Support should be provided at each floor for vertical stacks.
- Information on hanging, seismic and sway bracing see General Installation Instructions in Chapter 4 of the Cast Iron Soil Pipe and Fittings Handbook.

## Chapter 4 Fixtures, Faucets and Fixture Fittings

**403 Minimum Plumbing Facilities** It shall be the city of Glendale's policy that this section shall also comply with any amendments that the city of Glendale has made to Chapter 29, Plumbing Systems, of the 2012 International Building Code in order to stay consistent with other code sections.

**417.3 Shower waste outlet** It shall be the city of Glendale's policy that the minimum size waste outlet for a shower drain shall be two inches.

The minimum size waste outlet for a tub is 1.5 inches and the overflow rim of the tub is much higher than the overflow rim of a shower. The possibility of the tub drain becoming clogged is about the same as the possibility of the shower drain becoming clogged but the dam height for a

shower is only about four inches high. Due to the fact that there is less room for water to “backup” in a shower it shall be the city of Glendale’s policy that the minimum size waste size for a shower outlet shall be two inches.

**419 Urinals** It shall be the city of Glendale’s policy that “non-water” urinals shall be prohibited.

These types of urinals require different types of maintenance. Because of field observations of these urinals and the lack of maintenance that has been observed, many of them have become insanitary.

## **Chapter 5 Water Heaters**

### **504.6 Requirements for discharge piping**

**Item 5** It shall be the city of Glendale’s policy that the pan serving the water heater or storage tank shall not be utilized as the termination point for a relief valve.

The pan is only designed to collect water from a leaking water heater, not from a relief valve that is discharging because of a pressure build up.

**Chapter 7 Sanitary Drainage** It shall be the city of Glendale’s policy that any reference to the International Private Sewage Disposal Code shall be deferred to the Maricopa County Health Department.

The Maricopa County Health Department typically and historically has had jurisdiction in matters concerning private sewage disposal.

**701.5 Damage to drainage system or public sewer.** It shall be the city of Glendale’s policy that any requirements listed in Section 1003 shall be deferred to the city of Glendale’s Pre-Treatment Program.

Due to the fact that the city of Glendale has a Pre-Treatment Program and this code section references a code section that is within the jurisdiction of that program (Section 1003)

## **Chapter 8 Indirect/Special Waste**

**802.1.8 Food utensils, dishes, pots and pans sinks.** It shall be the city of Glendale’s policy that these types of sinks shall be directly connected to the grease waste system and comply with the requirements of the city of Glendale’s Pre Treatment Department.

The items referenced in this code section typically are grease laden. If grease laden utensils are washed in sinks that are allowed to be indirectly wasted, there will be grease residue deposited on the indirect waste receptor. This will cause other debris to collect on that waste receptor and eventually cause an insanitary condition.

**803.2 Neutralizing device required for corrosive wastes.** It shall be the city of Glendale's policy that this section be deferred to the city of Glendale's Pre-Treatment Department.

Due to the fact that the city of Glendale has a Pre-Treatment Program, all items dealing with corrosive wastes shall be deferred to that department

**803.3 System design.** It shall be the city of Glendale's policy that this section be deferred to the city of Glendale's Pre-Treatment Department.

Due to the fact that the city of Glendale has a Pre-Treatment Program, all items dealing with system design for special wastes shall be deferred to that department.

## **Chapter 9 Vents**

**903.1 Roof extension.** It shall be city of Glendale's policy that vents shall terminate not less than six inches above the roof and shall be no closer than 12 inches to any vertical surface.

These distances are typically and historically the ones used for vent terminations. The six inches above the roof and the 12 inches away from a vertical surface are to allow for the proper installation of flashings.

**912.1 Horizontal wet vent permitted** It shall be the city of Glendale's policy that horizontal wet venting shall **not** be permitted.

The city of Glendale does not recognize "horizontal wet venting" because of its vent blocking characteristics and has historically deleted this type of venting.

**912.2.1 Horizontal wet vent.** It shall be the city of Glendale's policy that a horizontal wet vent shall **not** be permitted.

The city of Glendale does not recognize "horizontal wet vent" because of its vent blocking characteristics and has historically deleted this type of venting.

**918 Air Admittance Valves** It shall be the city of Glendale's policy that Air Admittance Valves shall not be used in new construction. Air Admittance Valves (AAV) are solely permitted for use in existing buildings **where structural conditions preclude the use or installation of a vent.** The request to use an AAV shall be in writing by the applicant for the approval of the Building Safety Official.

Air admittance valves operate by allowing air to flow in to the vent system. This creates a "sucking" action that will also bring in dirt, dust, insulation and foul the device leaving it in an open position that will allow sewer gas to escape into the building. There is one limitation that comes with the installation of Air Admittance Valves and that is that they are prohibited for use in supply or return plenums and in special waste systems. This is because even though they may

be approved for use in other areas they are still subject to failure and therefore allowing the escape of sewer gas into the building.

## **Chapter 10 Traps, Interceptors, and Separators**

**1003 Interceptors and Separators.** It shall be the city of Glendale's policy that any requirements listed in Section 1003 shall be deferred to the city of Glendale's Pre-Treatment Program.

Due to the fact that the city of Glendale has a Pre-Treatment Program and this code section references a code section that is within the jurisdiction of that program (Section 1003)

## **Chapter 11 Storm Drainage**

**1106.1 General** It shall be the city of Glendale's policy that the rate of rainfall that shall be used to determine sizing of roof drainage systems shall be six inches per hour.

The Phoenix metro area has historically used six inches per hour as the calculated rainfall. That is due to the fact that during certain times of the year (monsoon) we can get up to two inches of rain in 20 minutes. This would equate to six inches per hour.

**Chapter 13 Gray Water Recycling Systems** It shall be the city of Glendale's policy that the Maricopa County Health Department provides the guidance for this section.

The Maricopa County Health Department has typically and historically been the Authority Having Jurisdiction in these matters.

**Appendix B Rates of Rainfall for Various Cities** It shall be the city of Glendale's policy that the rate of rainfall that shall be used to determine sizing of roof drainage systems shall be six inches per hour.

The Phoenix metro area has historically used six inches per hour as the calculated rainfall. That is due to the fact that during certain times of the year (monsoon) we can get up to two inches of rain in 20 minutes. This would equate to six inches per hour.

**International Private Sewage Disposal Code** It shall be the city of Glendale's policy that the Maricopa County Health Department provides the guidance for this section.

The Maricopa County Health Department has typically and historically been the Authority Having Jurisdiction in these matters.