



# THE CODE ADVISOR

Approved Code  
Services, Inc.  
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May 2008  
Volume 11  
Issue 4

Professional Assistance in the Building Codes for Architects,  
Engineers and Contractors

## Question of the Month

From the "Quick Code Answers"  
Telephone Support records.

**Quick Code Answers** is an annual subscription service that provides Phone & On-site technical support for Building Code questions.

**Q:** Does the code require a special faucet that limits the hot water temperature at sinks? If this is true, can't the water heater simply be set to the limit instead of buying a special faucet?



**A:** The IPC does prescribe hot water temperature-limiting devices and shower controls (but not faucets) in certain situations. It also requires Tempered water in certain other situations. Tempered water is limited to a range of 85 to 110 deg F. Hot water is over 110 deg F.

Your question probably relates to **IPC section 416.5** which requires Tempered Water for Public Hand-Washing Facilities. This requirement is new in the 2006 IPC and it utilizes a tempered water safety device that conforms to ASSE 1070. There are no alternative methods specified such as adjusting the hot water source or even using another temperature limiting devices.

### Other code requirements for limiting devices on domestic hot water:

(1) Showers in residential and commercial applications must have a built-in temperature limiting device set to 120 deg F. **(IPC 424.3, 424.4 & IRC [P]2708.3)**

## Client Highlight

### COR Construction Services, Inc

128 Long Lane

Mechanicsburg, PA 17050

717-766-0262

Full Service Provider for Industrial, Commercial and Residential Building Renovations, Maintenance and New Construction Projects.

[www.CORconstruction.com](http://www.CORconstruction.com)

(2) A Tempering valve, ASSE 1070, may be used to protect any fixture in a hot water system but it may not be used as a substitute for required built-in shower controls. **(IPC 424.7)**

(3) Bathtubs and whirlpools must have a built-in or separate ASSE 1070, temperature limiting device set to 120 deg F. **(IPC 424.5 & IRC [P]2713.3)**

(4) Bidets must be tempered to 110 deg F with an ASSE 1070 device. **(IPC 408.3 and IRC [P]2721.2)**

(5) A tank-less water heater must be set to a maximum of 140 deg F. Water heater limiting may not be used as a substitute for built-in shower controls. **(IPC 501.6)**



## Code Tip

Schools that use off-campus housing in their rooming plan got a gift in the 2006 IBC. A new Group R-3 definition added Congregate Living Facilities with 16 or fewer persons.



This facility contains sleeping units where residents share bathroom and/or kitchens. This would include small dorms, fraternity and boarding houses which were formerly classified as R-2 occupancies. Moving them to R-3 removed many difficult requirements that are normally associated with Apartment Houses and Hotels. **See IBC2006, Section 310.1 – 310.2 for details.**

Taken from our Code Basics IBC 2006 seminar.

~"Making the Building Codes Work for You!"~

## Current Events

**Did you know the state UCC enforced centerline for accessible water closets is illegal under federal law and even some other state laws?** I recently attended a conference regarding disability access that was sponsored by the PA Human Relations Commission. One of the many surprising things I learned was the IBC/ANSI and the ADA/ADAAG are currently at odds. The federal Dept of Justice, who is responsible for enforcing the ADA, is still considering adoption of the 2004 ADAAG which is reasonably compatible with the current IBC technical standards. The current ADA technical standards are still the 1992 ADAAG. There are many differences between these two documents that could cause confusion and legal problems for designers and building owners, down the road.



Another startling revelation for me was the number of different access laws being simultaneously enforced - at the federal, state and local level. Many of them have aspects that apply to building design. And, of course, all of them have penalties for ignoring their requirements. There are 4 federal regulations, 3 state regulations and 10 city/county ordinances that could be pertinent to any given building project in Pennsylvania. The PHRC has created a website called **AccessDoctors** that details all of these access laws. There is also an interesting tool to help identify which regulations apply to a particular building.

The link is <http://www.accessdoctors.state.pa.us>.

## Approved Code Product Highlight

### State Certified Plan-Review Services



We offer the full range of plan review and inspection services to commercial and municipal clients. This includes Building and Accessibility reviews, Electrical, Mechanical, Plumbing and Energy Compliance. We supply a pre-design code checklist tailored to the unique project requirements. This ensures that critical information is included in the plan documents and greatly reduces the plan review turnaround time. **We're available to answer your questions - FAST!** Please ask your building code officials if they allow independent third-party review.

## Recommended Resources



### **Conventional Construction Provisions of the 2006 IBC: An Illustrated Guide**

An essential publication for professionals involved in the design, construction, plan review or inspection of wood-framed structures. Explains in detail the conventional construction provisions in Chapter 23 of the 2006 *International Building Code*. (Soft-bound, approximately 200 pages)

**Price \$44.95**

**Product #: 4005S06**

## Got Code Questions?

Maybe something that has been inspected and passed on one job and failed on the next?

Or maybe you are just wondering about the reason for a certain code.

Submit your code question to [code\\_question@ApprovedCode.com](mailto:code_question@ApprovedCode.com)

Be sure to include a daytime telephone number in case we need more information.

We will respond to your question by e-mail or phone as soon as possible.



**APPROVED Code Services, Inc.** provides building code support services, training and products to assist design professionals and builders in the proper application of the building code. Our staff is experienced and fully certified in all areas of the Pennsylvania State Building Code, both residential and commercial. Information provided in this newsletter is believed to be accurate and appropriate for the situation being presented. All information must be cross checked with a code book for suitability to the application. The local building code official and the appeals board have the final authority for interpreting the code in each jurisdiction.



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