



DEPARTMENT OF ADMINISTRATIVE SERVICES

PROPOSED CHANGE OF THE CONNECTICUT STATE
BUILDING CODE AND FIRE SAFETY CODE

DATE SUBMITTED: May 27, 2021

CODE INFORMATION

Proposed change to: ☒ Building Code ☐ Fire Safety Code

Code section(s): IBC, Section 2902.1 and IPC, Section 403.1

PROPONENT INFORMATION

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PROPOSAL INFORMATION

Description of change and reason for change (attach additional information as needed):

This amendment allows Building Officials to approve of actual loads for plumbing fixtures.

Proposed text change, addition or deletion (attach additional information as needed):

See attached.

Supporting data and documents (attach additional information as needed)

See attached.

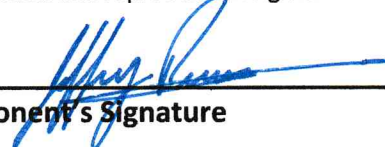
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☐ **I would like to make an in-person presentation of my proposal.**

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Proponent's Signature

Jeff Perras
Printed Name

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12/29/16

Connecticut State Building Code, Amendments to the International Building Code

Add Amendment as follows:

[P] 2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on the actual use of the building or space. Uses not shown in Table 2902.1 shall be considered individually by the code official. The number of occupants shall be determined by this code.

Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by Section 1004.5, shall be permitted to be used in the determination of the minimum number of plumbing fixtures.

Connecticut State Building Code, Amendments to the International Plumbing Code

Add Amendment as follows:

(Amd) 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. Types of occupancies not shown in Table 403.1 shall be considered individually by the building official. The number of occupants shall be determined in accordance with the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Exceptions:

1. The following minimum fixtures shall be provided in Group R-1 bed and breakfast establishments: Water closets – one per two guest rooms; lavatories – one per two guest rooms; bathtubs/showers – one per two guest rooms. Plumbing fixtures in Group R-1 bed and breakfast establishments shall be permitted to be accessed from hallways and corridors and to be shared by guests.
2. Child washing and diaper changing facilities shall be permitted in lieu of bathtubs or showers in Group I-4 child care occupancies.
3. Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by the International Building Code, shall be permitted to be used in the determination of the minimum number of plumbing fixtures.

Reason Statement: This change will give the local building officials the authority to approve the use of actual occupant loads when calculating the minimum number of plumbing fixtures. The occupant load factors in Section 1004.5 are conservative based on a simultaneous maximum loading of all rooms and spaces to ensure the life safety of building occupants and typically result in a higher population than would normally be expected. While conservative estimates are recommended when designing life safety features in a building, providing plumbing fixtures based on these conservative calculations can sometimes create an undue hardship for building owners.

There are many instances where buildings are provided with spaces that will never be occupied simultaneously or where the actual use of spaces are significantly less than those numbers calculated in accordance with Section 1004.5. In these cases, local officials should have the authority to allow the number of plumbing fixtures to be based on actual loading. Under the current code, building owners can submit state modifications to do this. Local officials are more familiar than the state with the building owners in their town/city and with the town/city operational procedures. This gives them better insight to determine if they want to approve of actual loading and what is necessary for them to approve of it.

This proposed code change also shifts the allowance from Section 1004.5 to Section 2902.1, making it clear that the means of egress system, fire protection systems, structural design, threshold buildings, and other requirements are still required to be based on the calculated occupant load.