



Major Residential Plumbing Changes for 2018 IRC and Colorado State Amendments

Effective June 14th 2021

(This list is not inclusive of all changes)

- 1) **State Defines Domestic Appliance:** Clarifies that a shower valve/tub and shower valves shall not be considered as faucets, therefore do not fall under exemptions for permits. **(Permit required to replace tub and shower valves)**
- 2) **State Defines Direct supervision:** Direct supervision means that the supervising licensed master plumber, journeyman plumber, or residential plumber is physically present at the same physical addresses listed on the permits and where the apprentice is working or no more than five minutes distance from the apprentice. **(Random Contemporaneous Reviews will be performed)**
- 3) **State Amendment to IRC 2603.3 - Protection against corrosion:** Closet wrap required on base inspection.
- 4) **IRC section P2603.5 - Freeze Protection:** Heat and insulation required when piping is installed outside of the building envelope.
- 5) **State Amendment to IRC Section P2605.2 - Thermal Expansion Tanks:** Expansion tanks must have support to the structure.
- 6) **IRC P2704.1 - Slip joints:** Slip joints are now allowed to be anywhere between the fixture outlet and the fixture drain.
- 7) **State Amendment to IRC P2706.1 - Waste Receptors:** Allowed in crawl space where equipment is located and requires a backwater valve.
- 8) **IRC P2713.1 - Bathtub Waste Outlets and Overflows:** Waste and overflow are no longer required for bathtubs.
- 9) **State Amendment to IRC Section P2803.6.2 - Collection of Relief Valve Discharge:** T&P shall discharge to the sanitary drainage system or indirect to the outside. (Including basements)
- 10) **State Amendment to IRC P2801.6 - Required Pan:** Water heater pan is not required on a replacement where no pan was installed previously. An approved plastic pan can be placed beneath a gas water heater.

- 11) **IRC P2804.6.1 - Requirements for Discharge Pipe:** Item #14 requires 1 pipe size larger than the T&P outlet for insert fittings. (PEX)
- 12) **IRC TABLE P2903.6 - Water Supply Fixture Units:** Hose bibb fixture unit value 2.5 per hose bibb. (will require larger pipe sizing). Permits will be required for hose bibb replacements.
- 13) **State Amendment IRC P2903.9.1 - Service Valve:** Delete water service lines shall be provided with a drain down valve or bleed orifice.
- 14) **IRC P2903.9.5 - Valves and Outlets Prohibited Below Grade:** Yard hydrants will require signage that reads as follows: "CAUTION, NONPOTABLE WATER. DO NOT DRINK."
- 15) **IRC P2906.6.1 - Saddle Tap Fittings:** The use of saddle tap fittings and combination saddle tap and valve fittings shall be prohibited.
- 16) **IRC P3003.13.4 - Plastic Pipe or Tubing to Other Piping Material:** ABS and PVC shall be allowed 1 glued transition joint at the building sewer and building drain connection. Cannot be installed beneath concrete.
- 17) **State Amendment IRC Section P3005.2.3 - Building Drain & Building Sewer Junction:** Add new sentence at the end of the section to read: When the cleanout is installed at the junction of the building drain and building sewer, It shall be an approved two way fitting with a single riser not to exceed 4 feet in depth or a two riser cleanout using back to back combination fittings of schedule 40 material.
- 18) **IRC Section P3008.1 - Backwater Valves (Where required):** Delete section in its entirety and replace with: Backwater valves shall be installed where waste receptors are located in a crawl space for the purpose of receiving condensate discharge from equipment located in that crawl space. Refer to new exception for 802.4
- 19) **IRC P3005.2.4 - Changes of Direction:** Cleanouts required for all horizontal drains.
- 20) **IRC P3103.1.3 - Roof Extension Covered:** Vents thru roof shall be minimum of 2" when covered by a panel such as a solar collector.
- 21) **IRC Combination waste and vent P3111.1 - Type of fixtures:** Kitchen sinks with disposal are now allowed on a combination waste and vent system. (Not in the IPC)
- 22) **State Amendment to section IRC Section P3108.1 - Horizontal Wet Vent Permitted:** Exception: Fixtures other than those considered to be bathroom group fixtures, of equivalent drainage fixture units, may be included in the wet vented section provided the total number of drainage fixture units does not exceed the total number included in two bathroom groups and the fixtures not considered bathroom fixtures are valued at one drainage fixture unit or less.
- 23) **State Amendment to IRC G2427.4.1 - Plastic Piping:** Where installed as an exhaust vent for a gas fired water heater, the new plastic pipe shall be tested with 5 psi max air pressure at the time of inspection prior to being connected to the water heater.
- 24) **IECC R403.5.3 - Hot Water Pipe Insulation:** When choosing 1-4 on the energy certificate for a prescriptive path, all hot water piping $\frac{3}{4}$ " and larger will require insulation.