



# Code Amendment Proposal Application **OSSC 22-14**

**Department of Consumer & Business Services**  
**Building Codes Division**  
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## APPLICANT INFORMATION

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## PROPOSAL INFORMATION

Specialty code:	Oregon Structural Specialty Code (OSSC)
Code section(s):	Table 2902.1
Briefly explain the subject of your proposal:	Adds footnotes to Table to allow a reduction in the number of plumbing fixtures in apartment buildings that are for spaces outside of the dwelling units.

<b>Code Review Committee Outcomes</b>
Nov. 17, 2021 – Approved.

Proposed Modifications to Table 2902.1 are indicated below. Footnote 'g' has been added to Assembly and Business. The text of the footnote is included at the end of the Table

[P] TABLE 2902.1  
 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES\* (See Sections 2902.1.1 and 2902.2)

No.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 424.2 OF THE INTERNATIONAL PLUMBING CODE)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS (SEE SECTION 410 OF THE INTERNATIONAL PLUMBING CODE)	OTHER
			Male	Female	Male	Female			
1	Assembly (g)	Theaters and other buildings for the performing arts and motion pictures <sup>d</sup>	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Nightclubs, bars, taverns, dance halls and buildings for similar purposes <sup>d</sup>	1 per 40	1 per 40	1 per 75		—	1 per 500	1 service sink
		Restaurants, banquet halls and food courts <sup>d</sup>	1 per 75	1 per 75	1 per 200		—	1 per 500	1 service sink
		Casino gaming areas	1 per 100 for the first 400 and 1 per 250 for the remainder exceeding 400	1 per 50 for the first 400 and 1 per 150 for the remainder exceeding 400	1 per 250 for the first 750 and 1 per 500 for the remainder exceeding 750		—	1 per 1,000	1 service sink
		Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums <sup>d</sup>	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Passenger terminals and transportation facilities <sup>d</sup>	1 per 500	1 per 500	1 per 750		—	1 per 1,000	1 service sink
		Places of worship and other religious services <sup>d</sup>	1 per 150	1 per 75	1 per 200		—	1 per 1,000	1 service sink
		Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
		Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities <sup>f</sup>	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink

(continued)

[P] TABLE 2902.1—continued  
 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES\* (See Sections 2902.1.1 and 2902.2)

No.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 424.2 OF THE INTERNATIONAL PLUMBING CODE)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS (SEE SECTION 410 OF THE INTERNATIONAL PLUMBING CODE)	OTHER
			Male	Female	Male	Female			
2	Business (g)	Buildings for the trans- action of business, professional services, other services involv- ing merchandise, office buildings, banks, light industrial, ambulatory care and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		—	1 per 100	1 service sink <sup>c</sup>
3	Educational	Educational facilities	1 per 50		1 per 50		—	1 per 100	1 service sink
4	Factory and industrial	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	1 per 100		1 per 100		—	1 per 400	1 service sink
5	Institutional	Custodial care facilities	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink
		Medical care recipients in hospitals and nursing homes <sup>b</sup>	1 per room <sup>c</sup>		1 per room <sup>c</sup>		1 per 15	1 per 100	1 service sink
		Employees in hospitals and nursing homes <sup>b</sup>	1 per 25		1 per 35		—	1 per 100	—
		Visitors in hospitals and nursing homes	1 per 75		1 per 100		—	1 per 500	—
		Prisons <sup>b</sup>	1 per cell		1 per cell		1 per 15	1 per 100	1 service sink
		Reformatories, deten- tion centers and correctional centers <sup>b</sup>	1 per 15		1 per 15		1 per 15	1 per 100	1 service sink
		Employees in reformi- tories, detention centers and correctional centers <sup>b</sup>	1 per 25		1 per 35		—	1 per 100	—
		Adult day care and child day care	1 per 15		1 per 15		1	1 per 100	1 service sink
6	Mercantile	Retail stores, service stations, shops, sales- rooms, markets and shopping centers	1 per 500		1 per 750		—	1 per 1,000	1 service sink <sup>c</sup>

(continued)

PLUMBING SYSTEMS

[P] TABLE 2902.1—continued  
 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES\* (See Sections 2902.1.1 and 2902.2)

No.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 424.2 OF THE INTERNATIONAL PLUMBING CODE)		LAVATORIES		BATHTUBS/SHOWERS	DRINKING FOUNTAINS (SEE SECTION 410 OF THE INTERNATIONAL PLUMBING CODE)	OTHER
			Male	Female	Male	Female			
7	Residential	Hotels, motels, boarding houses (transient)	1 per sleeping unit		1 per sleeping unit		1 per sleeping unit	—	1 service sink
		Dormitories, fraternities, sororities and boarding houses (not transient)	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink
		Apartment house	1 per dwelling unit		1 per dwelling unit		1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units
		One- and two-family dwellings and lodging houses with five or fewer guestrooms	1 per dwelling unit		1 per 10		1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per dwelling unit
		Congregate living facilities with 16 or fewer persons	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink
8	Storage	Structures for the storage of goods, warehouses, storehouses and freight depots, low and moderate hazard	1 per 100		1 per 100		—	1 per 1,000	1 service sink

- a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code.
- b. Toilet facilities for employees shall be separate from facilities for inmates or care recipients.
- c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted, provided that each patient sleeping unit has direct access to the toilet room and provisions for privacy for the toilet room user are provided.
- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- e. For business and mercantile classifications with an occupant load of 15 or fewer, a service sink shall not be required.
- f. The required number and type of plumbing fixtures for outdoor swimming pools shall be in accordance with Section 609 of the *International Swimming Pool and Spa Code*.

**g. Amenity spaces, leasing offices and storage spaces accessed only by the occupants of R-2 dwelling units and their guests, building leasing agents and their staff, or building maintenance personnel may be provided a single-occupant toilet room for up to the first 100 occupants.**

# Code Amendment Proposal Criteria

## Proposal

1. Describe the concept & Purpose of this proposal
  - a. This proposal revises the number of plumbing fixtures required for ancillary spaces within apartment buildings. The current Code does not take into account that the people in the building have access to bathrooms in their individual units, thus resulting in higher than reasonable fixture counts for these spaces.
2. What problem in the existing Oregon code or national model code is this proposal solving? How does this amendment address the issue? If you have evidence demonstrating the problem, submit that information.
  - a. In a typical R-2 apartment building, every unit is provided with at least 1 bathroom and in many cases more than this.
  - b. Apartment buildings also include a variety of ancillary spaces for amenity, leasing, storage, and various other utility needs to support the building. The Means of Egress is designed to allow all occupants safe egress from the building. Until the IBC became the model code for the OSSC, plumbing fixture counts were based on the area of the building and not the number of occupants the Means of Egress was designed for. Using the Means of Egress occupant loads, requires designers to provide restrooms for spaces that are not normally occupied or occasionally occupied and, in most cases, are already being provided fixtures in their units. This proposal recognizes this and allows for a single user toilet for up to the first 100 occupants outside of the dwelling units for the building tenants, their guests, leasing agents and other building staff
  - c. The current code does allow the Building Official to adjust the number of fixtures in a building based on other information than the ratios in the Table, however there is no clear path to allow this without an appeal or submittal of an AM&M for the modification.
3. Has this been proposed at the national model code level? If so, explain when it was proposed, what happened, and why it was not adopted. Provide all associated national model code hearing information and background?
  - a. Two proposals were submitted to try to address this issue. They were not exactly the same as this one and were not approved by the Committee. The public comment period has ended and the hearings for that will be in September of this year. The final decision will not be known until sometime later this fall. Copies of the proposals and hearing results are attached to this proposal.

## Implementation and fiscal impact

1. Explain how the proposed provisions would be enforced? Are additional inspections or permits required? Describe any necessary equipment, training, tests or special certifications.
  - a. Enforcement would take place during review of permit submittal drawings. No additional inspections, testing or certifications would be required.
2. What is the fiscal impact of this proposal? Provide a cost benefit analysis and include the resources or methods you used to determine the fiscal impact.
  - a. This proposal would result in a reduction in cost to a typical apartment building. Since the size and complexity of apartment buildings varies greatly, it is impossible to state an amount per building. However, a typical single user bathroom can cost as much as \$30K to \$40K when the entirety of the materials, labor and square footage of building area needed are taken into account. The reduction in cost would be proportional to the number of toilet rooms this proposal reduces per building. These costs were reviewed and confirmed by senior staff members from both Walsh Construction and LCG Pence.
    - i. Components included in the cost estimate are:
      1. Overall SF cost: 70 sf x \$200 = \$14,000

2. Upgraded room finishes to meet OSSC Section 1209.2 = \$2,000
  3. Toilet Accessories such as grab bars, TP dispensers, etc. = \$1,000
  4. Plumbing for two fixtures = 2 x \$5,000 = \$10,000
  5. Mechanical exhaust fan, ducting, louver & possible dampering = \$5,000
- b. The cost savings from the reduced number of public toilets in apartment buildings would be realized by the project developer. Since most apartment projects use a proforma that is based on lease rates (revenue) compared to construction and other soft costs (expenditures), the savings could either result in added amenity or finish upgrades to the rest of the building (expenditures) or an overall reduction in lease rates (revenue)
  - c. This proposal would have no impact to the development of a detached single-family dwelling.

## Impacted stakeholders & other specialty Codes

1. It is important that proposals be shared with stakeholders that will be impacted by them. Was this proposal developed with people or organizations likely to be affected by it? Has it been reviewed or shared with people or organizations likely to be affected by it? If so, who, and if not, why not?
  - a. This proposal was shared with staff at the City of Portland Building Department.
2. Does this proposal impact other specialty codes or statewide programs?
  - a. Yes, this would affect the Oregon Plumbing Specialty Code (OPSC) since it would require the table in that Code to be revised to match the OSSC table.