

Construction Industry Communication #42

From: Amit Ghosh, Chief Building Official
Re: Site Fabricated Showers
Date: August 17, 2015

Requirements: Ohio Plumbing Code Section 417 covers shower fixture requirements. Section 417.1 speaks specifically to the requirements for pre-fabricated showers and shower compartments. Section 417.3 through 417.5.2.5 covers specific information regarding the construction of a shower on-site including the shower liner requirements for ensuring the fixture is water-tight upon completion.

Memorandum: The certified plumbing inspectors with the City of Columbus, Department of Building & Zoning Services are inspecting to verify the requirements of the Ohio Plumbing Code have been met and/or applicable manufacturer's installation instructions have been followed. This includes checking to ensure the base has been properly sloped before the liner is installed, and the liner has the appropriate standard or a third party research report has been provided as required for alternative materials per section 114 of the Ohio Building Code.

In instances where the shower liner material that will be used is either applied directly to the wall board or the liner system has prefabricated panels that are applied directly to the framing studs, it is permissible for the builder to install wall board or prefabricated shower wall panels in the shower compartment in order to have a complete rough-in plumbing inspection, provided that the prefabricated panels or wall board is installed only to the greater of either 6 feet above the room floor level or 70 inches above the drain of the shower.

EXCEPTION: If the shower compartment enclosure conceals a structural column or fire-resistance-rated assembly, a rough structural inspection is required before installation.

In the event the shower liner is not installed at the time of the rough-in inspection for 1, 2, or 3 family occupancies, the inspector will disapprove the rough-in inspection. This will result in the need for an additional inspection trip to confirm the installation is compliant. Structural inspectors will not allow 1, 2, or 3 family occupancies to move forward until the rough-in for all MEP trades have been signed off on the onsite inspection record.

Should a builder or contractor fail to have the required inspection performed, there are only a few options that can be offered to them:

1. Remove any materials covering the liner so the inspection can be performed or,
2. An architect or engineer must provide a stamped letter on his/her company letterhead with the following information included;
 - a. A minimum of a 24 hour test was applied to the liner system, verified by the design professional that no leaks were evident,
 - b. Processes/analysis used to determine and **certify** the installation is in total compliance with the manufacturers installation instructions and the requirements of the Ohio Plumbing Code,
 - c. A place for the building owner to indicate his/her acceptance of the report, or,
3. Request an adjudication hearing as outlined in section 109 of the Ohio Building Code. For additional information on the adjudication process please call 614-645- 6416.