



## International Residential Code (IRC) – Plumbing Code



June 8, 2017

# International Residence Code:

- A prescriptive code used for residential construction
- Outlines the minimum life safety requirements for residential construction as a single source reference
- Adopted by surrounding communities and 12 largest cities in Texas

# Why adopt the IRC?

## Zucker Report / Action Plan Recommendations

- Adopt the International Codes to achieve a harmonized set of codes.
- Eliminate existing local code amendments whenever possible.

## Imagine Austin Priorities:

- Water
- Affordability

# How does IRC meet Imagine Austin Priorities?

IRC Requirements	Water	Affordability
Smaller Water Supply Fixture Units (WSFU) - homeowners can keep existing 5/8" meter when calculations are presented to Austin Water	X	X
Provides group fixture units for sizing WSFU and smaller drainage fixture units (DFU)	X	X
Longer trap arms = more flexibility in design, less roof penetrations		X

# How does IRC meet Imagine Austin Priorities? (cont'd)

IRC Requirements	Water	Affordability
Reduced pipe sizes = smaller boring and notching of structural framing members; less hot water wasted in pipes.	X	X
Surrounding communities and 12 of the largest Texas cities have adopted the IRC as a reference standard bringing consistency & cost efficiency		X
Provides a single point of reference for home construction		X

# Summary

## Cost Savings:

- Smaller pipe sizes eliminate the need to upgrade water meters. Cost savings can range from \$700 to \$3,000 (based on plat date) plus private installation of the water meter (\$10K-\$20K).
- Keeping a 5/8" meter saves the customer nearly 50% every month on the service charge alone - \$7.10 vs \$13.00.

## Other Considerations:

- Smaller pipes and longer trap arms meet Water *and* Affordability priorities of Imagine Austin
- Consistency with surrounding communities provides the City with a larger work force thereby reducing training costs
- Provides a single point of reference for the construction of homes.

QUESTIONS?