

INFORMATION BULLETIN

Minimum Plumbing Fixture Clearance Requirements

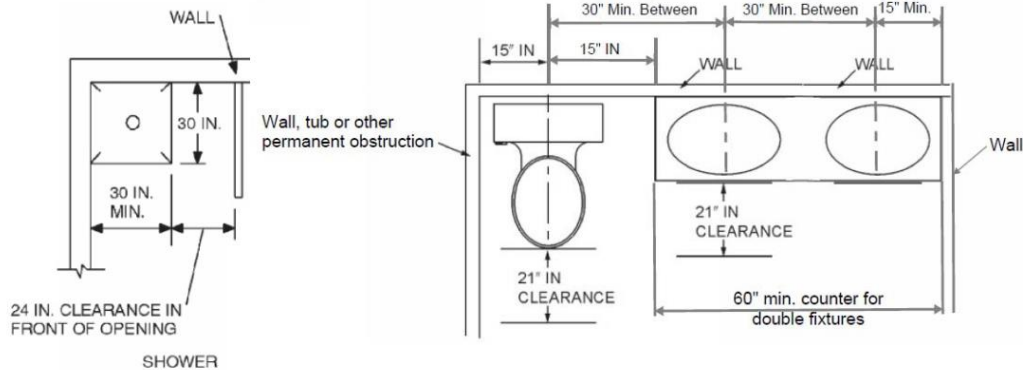
The International Plumbing Code (IPC) establishes the minimum code standards for plumbing systems in the State of Georgia. An often overlooked aspect of our plumbing regulations is the required clearances between and around plumbing fixtures. These clearances are important to help ensure the proper use, maintenance and cleaning of fixtures. It is important that design professionals, contractors, and homeowners are familiar with these regulations and incorporate them into the design and construction of projects whenever a building or plumbing permit is required in order to avoid the unnecessary delays and costs associated with correcting non-complaint work. Projects that include this nature of plumbing work are required to submit clearance diagrams with dimensions as part of the drawing submittal.

International Plumbing Code, 2012 edition, Section 405.3.1 reads:

A water closet, urinal, lavatory or bidet shall not be set closer than 15 inches from its center to any side wall, partition, vanity or other obstruction, or closer than 30 inches center to center between adjacent fixtures. There shall be not less than a 21 inch clearance in front of the water closet, urinal, lavatory or bidet to any wall, fixture or door. Water closet compartments shall not be less than 30 inches in width and not less than 60 inches in depth for floor-mounted water closets and not less than 30 inches in width and 56 inches depth for wall-hung water closets.

- Examples of fixtures are: *water closets (toilets), lavatories (sinks), urinals, bidets etc.*
- Examples of obstructions are: *walls, vanities showers, bathtubs, partitions, doors etc.*

The following diagrams are intended to help graphically illustrate these requirements.



Diagrams not to scale. Reference 2012 IRC Section 307, 2012 IPC Section 405.3 and Section 417.4

Please Note

The group wash-up equipment requirements of IPC Section 416 are not relatable to the 30 inch minimum center to center spacing between lavatories per IPC Section 405.3.1 and will not be considered as a permissible substitution.



Join Development Services at the 18th Annual Low Country Home and Garden Show—February 9-11, 2018

For the fourth year, Development Services will host a booth at the 18th Annual Home and Garden Show at the Savannah International Trade & Convention Center. Staff will be on hand to meet the public and to answer permitting questions, such as, when is a permit needed for construction repair or renovation projects and much more!

Show Schedule

Friday, Feb. 9:	2p—7p
Saturday, Feb. 10	10a—7p
Sunday, Feb. 11	11a—5p

Customer Service Updates

Permit #: _____

SAVANNAH Development Services Department

AE ZONE FLOODPLAIN WORKSHEET
 New Structure Addition

Use NAVD 1988 datum and the current FIRM effective map index dated July 7, 2014.
 FIRM = Flood Insurance Rate Map • BFE = Base Flood Elevation • DFE = Design Flood Elevation (BFE + 1 foot freeboard)
 Reference Codes: Flood Damage Prevention Ordinance (FDPO) • International Residential Code (IRC) • ASCE 24-05

General Information

The flood hazard areas of Savannah, Georgia, are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. These flood losses are caused by the occupancy in flood hazard areas of uses vulnerable to floods, which are inadequately elevated, flood-protected, or otherwise unprotected from flood damages, and by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities. Article IX, section II of the Constitution of the State of Georgia and O.C.G.A. § 36-1-20(a) have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. The City of Savannah flood damage prevention ordinance was adopted to minimize public and private losses due to flood conditions in specific areas.

Project Site Information

Project Address: _____ PIN: _____
 Flood Zone: _____ (BFE) _____ FIRM Panel No. 13051C0 _____ Suffix _____ Map Panel Date: _____

Finish Floor & Grade Elevation Information - Must Use NAVD 1988 Datum (Elevations in Feet)

Proposed Finish Floor Elev.: _____ NAVD88 Garage Finish Floor: _____ NAVD88
 Garage is: Attached Detached

• AE Zone Floodplain Worksheet

The new AE Zone Floodplain Worksheet was created to help reduce plan submittals review time by providing needed information upfront to complete the Flood review process. The worksheet can be completed online and printed. Click [AE Zone Floodplain worksheet](#) to access the new worksheet.

• Water & Sewer Approval Form For Commercial Bldg Renovations

A new process and Water & Sewer Approval Form were created for Commercial Building Renovation projects in the City of Savannah. The Water & Sewer Approval Form has replaced the former Water & Sewer Questionnaire, and requires the applicant to work with the Water & Sewer Planning & Engineering Department during the design of their project and have water and sewer issues, such as grease trap design and location, worked out during design and before application for a building permit. This form must be approved and signed by Water & Sewer and included with the building permit application for commercial renovations. Click [Water & Sewer Approval Form](#) to access the new application.

Permit #: _____

SAVANNAH Development Services Department

Water & Sewer Approval Form For Commercial Building Renovations

This form must be submitted to the Water & Sewer Planning & Engineering Dept. and approved prior to submitting for a Building Permit.
 Submit your Water & Sewer Approval Form via fax (912) 650-7839, via email to watersewer@cityofsavannah.com or in person at 702 Stiles Ave.
 Contact Water & Sewer Planning & Engineering at (912) 651-6073 for assistance.

A copy of this signed approved form must be included with your Commercial Building Renovation Building Permit Submittal to Development Services.

- Exhibit 3 - Sizing and Selection of Water Meters and Exhibit 7 - Equivalent Residential Unit (ERU) Calculation (and supporting information) are required if the project proposes a change in building use or an increase in water use (including a proposed landscape irrigation system).
- Exhibit 6 - Fire System and Back Flow Prevention Devices is required for all submittals.

Proposed Project

Project Name: _____ Date: _____
 Project Address: _____ PIN: _____
 Applicant: _____
 Telephone: _____ Email Address: _____

Description of Work

Complete Description of Work: _____

Current / Prior Use and Proposed Use of Existing Building

Current and/or Prior Use of the Building: _____
 Proposed Use of the Building: _____

Water & Wastewater Fees



• eTRAC Quick Reference Guides

Since 2012, eTRAC has served as the City's one-stop location to track all development permitting activity within the City. For your convenience, step-by-step eTRAC **Quick Reference Guides** are available to assist with applying for online permits, requesting inspections, viewing plan review comments, paying permit fees and much more, all from the convenience of your home, office, or worksite. Click [eTRAC Resources & Forms](#) to access these and other helpful eTRAC guides.

2017 Year-end Permitting Trends

The 2017 year-end total valuation of **\$355.8M** is the 3rd highest year-end total since 2007!

