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**Florida Building Codes**

**USER:** Mo Madani, Department of Business & Professional Regulation, DBPR Personnel

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OFFICE OF THE SECRETARY

<b>Petition #</b>	185
<b>Submitted By</b>	James Guinan
<b>Date Submitted</b>	04/16/2020
<b>Comment</b>	Perform the test as directed by the inspector. You cannot test for hidden leaks while connected to a water supply
<b>Submitted By</b>	David Young
<b>Date Submitted</b>	04/16/2020
<b>Comment</b>	Florida Building Code - Residential, P2503.9 specifies the type of gauge, depending on pressure tested, you will need for the test and P2903.7 requires that the pressure (air or water) will have to hold for 15 minutes. This can only be determined with the use of a pressure gauge.
<b>Submitted By</b>	David Young
<b>Date Submitted</b>	04/16/2020
<b>Comment</b>	Florida Building Code - Residential, P2503.9 specifies the type of gauge, depending on pressure tested, you will need for the test and P2903.7 requires

that the pressure (air or water) will have to hold for 15 minutes. This can only be determined with the use of a pressure gauge.

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Submitted By	Tom Sputo
Date Submitted	04/17/2020
Comment	Section P2503.7 of the FBC-Residential allows for testing of plastic systems using the "working pressure of the system." A gauge is not required.

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Submitted By	John Williams
Date Submitted	04/17/2020
Comment	Working pressure in not the standard to achieve, it is the condition that must be present in order to properly test the system. Condition: working pressure or minimum of 50 PSI. Standard: system holds pressure during for at least 15 minutes to demonstrate no leaks in system. Method: Measured using a pressure gauge since fully observable water- supply lines are not a condition of the test to be able to observe leaks in the system. I am not aware of another tool that would provide the required results to ensure water-supply system tightness.

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Submitted By	John Williams
Date Submitted	04/17/2020
Comment	Working pressure in not the standard to achieve, it is the condition that must be present in order to properly test the system. Condition:

working pressure or minimum of 50 PSI. Standard: system holds pressure during for at least 15 minutes to demonstrate no leaks in system. Method: Measured using a pressure gauge since fully observable water- supply lines are not a condition of the test to be able to observe leaks in the system. I am not aware of another tool that would provide the required results to ensure water-supply system tightness.

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Submitted By	John Williams
Date Submitted	04/17/2020
Comment	In addition to my previous comment, testing while remaining attached to city Lines with all valves open defeats the purpose of the test. In my opinion it would be prudent to add the condition that If house is connected to city water supply that the water supply should be disconnected by means of valve turned off or closed or by other disconnecting means so that only the system being tested, is tested removing any variations in city water pressure during the test. I believe this should be written in code as a condition of the test.

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Submitted By	JOHN WINFREY
Date Submitted	04/20/2020
Comment	Section P2503.7 The system or portion completed shall be tested and proved tight

under a water pressure of not less than the WORKING PRESSURE of the system OR for piping systems other than PLASTIC by an air test of not less than 50 PSI. Note #1 – A gauge is required for pipe other than PLASTIC Note # 2 – working pressure has already been established, it requires no gauge because it is only relevant if it exceeds maximum pressure limits (which is not being questioned here). A visible test under working pressure will expose any leak because it is under pressure, the leak will never stop. It will enlarge itself until some action has been taken to stop it.

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Submitted By	John Farinelli
Date Submitted	04/20/2020
Comment	I disagree with the petitioner. 6th Ed. FBC-R P2503.7 requires the water supply system to be tested. There is nothing in the code that states or indicates that connection to a municipal water system does not require testing. The use of a gauge as described in P2503.9 is necessary to assure that the system is leak-free and in compliance with the pressure requirements of P2503.7.

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Submitted By	Glen Mast
Date Submitted	04/21/2020
Comment	The building inspectors method is correct. I think

that the petitioner doesn't understand that after pressurizing the system that it must be disconnected from the supply. A new gauge is not needed for each job however it needs to be readable and not stick when pressure is removed.

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Submitted By	Glenn Pereno
Date Submitted	04/22/2020
Comment	Based on FRC, Plumbing Chapter 25 Section P2503.1: Inspection required-new plumbing and existing systems shall be inspected by the BO to ensure compliance with the code, P2503.3: responsibility of the permittee, test equipment, materials, and labor....Section P2503.7: Water supply testing upon completion...the system or portion completed shall be tested and proven tight under water pressure; working pressure or the system or, piping system other than plastic, not less than 50psi and the pressure shall be held for not less than 15 min. the determine the minimum working pressure; namely, 50psi a gauge is required in accordance with Section P2503.9: Test Gauge.

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Submitted By	Glenn Pereno
Date Submitted	04/22/2020
Comment	Part 2 Comment The IRC Commentary explains 1. Pressure shall not exceed 80 psi and evidence of leakage

is typically determined by attaching a pressure gauge... to verify after 15min. the pressure has not changed. Furthermore, the Commentary noted, "it is common to see a test gauge with; 1-2-5...increments in accordance with P2503.9. It is not the responsibility of a local Municipality/County to provide the required testing equipment, materials, and labor nor to confirm code compliance of installation of new piping systems from curb stop/point of service.

Submitted By	Glenn Pereno
Date Submitted	04/22/2020
Comment	<p>Part 3 Yes, "test gauge" is required based on the following codes and commentary.(The purpose of a Municipal/County device; namely, *water meter(s) is designed to measure water quantity/use (ownership; Local Municipality/County), therefore would not qualify as a Test Gauge defined in FRC Chapter 25, Sections P2503.3; responsibility, and P2503.9; pressure increments) Section P2503.1- Inspection required. New plumbing work and parts of existing systems affected by new work or alterations shall be inspected by the building official (1) to ensure compliance with the requirements of this code. *Section P2503.3- Responsibility of permittee.</p>

	Test equipment, materials and labor shall be furnished by the permittee.
Submitted By	Glenn Pereno
Date Submitted	04/22/2020
Comment	<p>Part 4 Section P2503.7- Water-supply system testing. "Upon completion of the water-supply system or a section of it, the system or portion completed shall be tested and proved tight under a water pressure of not less than the working pressure of the system or, for piping systems other than plastic, by an air test of not less than 50psi (345 kPa). This pressure shall be held for not less than 15 minutes the water used for tests shall be obtained from a potable water source."</p> <p>Section P2503.9- (2) Test gauges. Gauges used for testing shall be as follows:</p> <ol style="list-style-type: none"> <li>1. Tests requiring a pressure of 10 psi or less shall utilize a testing gauge having increments of 0.10 psi (0.69 kPa) or less.</li> <li>2. Tests requiring a pressure higher than 10 psi (0.69 kPa) but less than or equal to 100 psi (690 kPa) shall use a testing gauge having increments of 1 psi (6.9 kPa) or less.</li> <li>3. Tests requiring a pressure higher than 100 psi (690 kPa) shall use a testing gauge having increments of 2 psi (14 kPa) or less.</li> </ol> <p>*MW Dictionary; Water Meter: 1. An instrument for recording the quantity of water 2.</p>

Machine that measure how much water is used

Submitted By	Gary Kozan
Date Submitted	04/22/2020
Comment	<p>Quoting the IRC Commentary, Section P2503.7, "The phrase "the system shall be proved tight" although a somewhat archaic expression, means that by visual inspection, no evidence of leakage from the piping system is observed. Evidence of leakage is typically determined by attaching a pressure gauge to the system, pressurizing the system to the test pressure and, without further addition of test water or air to the system, verifying after 15 minutes that the pressure gauge indication has not changed from the reading taken at the beginning of the test . . .". In my view, it's pretty clear that the piping system must be isolated from the city supply (to preclude addition of test water), and that a serviceable pressure gauge is required to verify the system is leak-free, particularly the portions of the system that may be concealed, buried, or hidden from view.</p>
Submitted By	JOHN WINFREY
Date Submitted	04/22/2020
Comment	<p>Thank You Respondents, Your clear understanding of the question, though divided on the remedy, leaves me</p>



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