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DS 2025-003

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Statute(s), Agency Rule(s), Agency Order(s) and/or Code Section(s) on which the Declaratory Statement is sought:

2023 Florida Plumbing Code

Portions of Chapter 6

Background:

Designing a single-story commercial building with multiple single occupant restrooms. Domestic water piping is routed through the ceiling space and down to each fixture through the wall cavity, some drops within the wall serve a single fixture, others serve a group of fixtures located on the same wall. Would like to gain understanding as to how the code section referenced below applies to a single-story building with domestic water pipe mains routed above the ceiling and down within a wall cavity. I have attached two separate non-binding interpretations for consideration. Based on the attached interpretations, it is my understanding that the code referenced below is intended to require a full-open valve at the top of a pipe that serves multiple floors and is not intended to require valves for portions of the system within a single-story building.

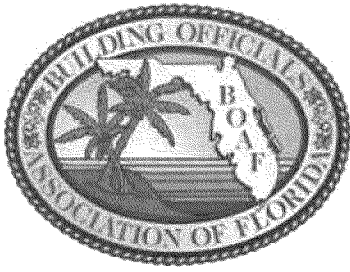
Code:

Florida Plumbing Code Section 606.1- Full-open valves shall be installed in the following locations:

#5 On the top of every water down-feed pipe in occupancies other than one- and two-family residential occupancies.

Questions:

1. Does a single fixture require a full-open valve at the top of the feed, provided that there are shut-off valves (stops) at the fixture?
2. Does a group of fixtures, within a single-story building, require a full-open valve at the top of the feed, provided that there are shut-off valves (stops) at each fixture?



**Informal Interpretation Report
Number 8687**



Date February 21, 2025

Edition 2021

Section 606.1-5

Question:

Is it the intent of the 2020 Florida Plumbing Code for this section to apply to all down-feed pipes in buildings - including single story?

Answer:

The IPC Commentary is explicate on not including a single story building.

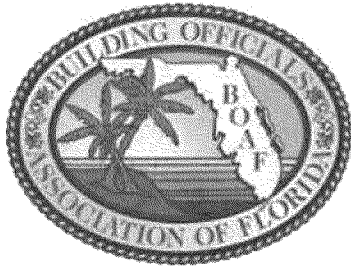
On 10/10/2022 at 9:47 AM

Commentary:

A down-feed pipe is akin to a water riser, only it conveys water downward rather than upward. Down-feed pipes and water risers extend vertically through one or more stories, implying multistory buildings. Full-open valves are not required on single story down-feed pipes.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.



**Informal Interpretation Report
Number 8808**



Date February 21, 2025

Edition 2021

Section 606.1 # 5

Question:

For a single story commercial building is it the intent of this section to require a full open valve at the top of all water distribution vertical drops to all individual plumbing fixtures to be able to isolate the fixture in the event of a leak or other issue? Especially for a urinal or water closet with a flushometer where a shut off is not installed at the fixture.

Answer:

No. The intent is to be able to isolate the main water supply line to an individual dwelling unit within a multi-family building for repairs without having to shut the entire building water supply. This applies to single story or multi-story buildings.

On 08/04/2023 at 3:39 PM

Commentary:

None.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.