



INTERNATIONAL
CODE COUNCIL®

PUBLIC CODE CHANGE PROPOSAL FORM FOR PUBLIC PROPOSALS IN THE INTERNATIONAL CODES

2007/2008 CODE DEVELOPMENT CYCLE

CLOSING DATE: All Proposals Must Be Received by August 20, 2007

The 2007/2008 Code Development Hearings are tentatively scheduled for
February 18 – March 2, 2008, location TBD.

1) Name: **Tom Neltner** Date: **August 15, 2007**
 Jurisdiction/Company: **National Center for Healthy Housing**
 Submitted on Behalf of: **National Center for Healthy Housing and Alliance for Healthy Homes**
 Address: **10320 Little Patuxent Parkway, Suite 500**
 City: **Silver Spring** State: **Maryland** Zip Code: **21044**
 Phone: **443-539-4160** Ext. Fax: **443-539-4150** E-mail address: **tneltner@nchh.org**

2) Copyright Release: In accordance with Council Policy #28 Code Development, all Code Change Proposals, Floor Modifications and Public Comments are required to include a copyright release. A copy of the copyright release form is included at the end of this form. Please follow the directions on the form. This form as well as an alternative release form can also be downloaded from the ICC website at www.iccsafe.org. If you have previously executed the copyright release, please check the box below:

2007/2008 Cycle copyright release on file Mailed separately.

3) Indicate appropriate International Code(s) associated with this Public Proposal – Please use Acronym: **IPMC**
 If you have also submitted a separate coordination change to another I-Code, please indicate the code: **N/A**
 (See section below for list of names and acronyms for the International Codes).

4) **Be sure to format your proposal and include all information as indicated on Page 2 of this form.**

5) Proposals should be sent to the following offices via regular mail or email. An e-mail submittal is preferred, including an electronic version, in either Wordperfect or Word. The only formatting that is needed is **BOLDING, STRIKEOUT AND UNDERLINING**. Please do not provide additional formatting such as tabs, columns, etc., as this will be done by ICC. **REMOVE TRACKING CHANGES, AUTOMATIC NUMBERING, OR ANY OTHER ADVANCED FORMATTING TOOLS THAT ARE PROVIDED BY WORD, FROM FILES CONTAINING YOUR CODE CHANGE PROPOSAL THAT YOU SEND TO ICC.**

Please use a separate form for each proposal submitted. Note: All code changes received will receive an acknowledgment.

Please check here if separate graphic file provided.

Graphic materials (Graphs, maps, drawings, charts, photographs, etc.) must be submitted as separate electronic files in .CDR, .IA, .TIF or .JPG format (300 DPI Minimum resolution; 600 DPI or more preferred) even though they may also be embedded in your Word or Wordperfect submittal.

Code

IBC - International Building Code
 IEBC - International Existing Building Code
 IFC - International Fire Code
 IFGC - International Fuel Gas Code
 IPC - International Plumbing Code
 IPSDC - International Private Sewage Disposal Code
 IPMC - International Property Maintenance Code
 IWUIC - International Wildland-Urban Interface Code
 IZC - International Zoning Code
 ELECT - International Code Council Electrical Code– Administrative Provisions

Send to:

International Code Council
 Chicago District Office
 Attn: Diane Schoonover
 4051 West Flossmoor Road
 Country Club Hills, IL 60478-5795
 Fax: 708/799-0320
codechanges@iccsafe.org

IECC - International Energy Conservation Code
 ICC PC - ICC Performance Code
 IMC - International Mechanical Code
 IRC - International Residential Code

International Code Council
 Birmingham District Office
 Attn: Annette Sundberg
 900 Montclair Road
 Birmingham, AL 35213-1206
 Fax: 205/592-7001
codechangesbhm@iccsafe.org

CODE CHANGE PROPOSAL

Code Sections/Tables/Figures Proposed for Revision (3.3.2):

503.4

Name/Company/Representing (3.3.1):

Tom Neltner, National Center for Healthy Housing and Alliance for Healthy Homes

Proposal: NOTE: PLEASE READ ITEM 5) of the first page of this form for formatting instructions.

Revise as follows:

503.4 Floor surface. ~~In other than dwelling units, every~~ In other than single family dwellings, every bathroom and toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

Supporting Information (3.3.4 & 3.4):

The proposal expands the requirement for smooth, hard, nonabsorbent surfaces in two ways. First, it extends the requirement to dwelling units. Sanitation concerns are present and significant in dwellings since human waste can fall and accumulate on the floor surface. If the floor is not easily cleanable, the waste material will pose a serious health hazard. Installed carpeting is especially difficult to consistently maintain in a sanitary state. In addition, rooms with plumbing fixtures are likely to have water on the floor either from condensation or equipment failures. On a nonabsorbent surface, water is difficult to remove in a timely and effective manner and may result in mold growth. The moisture may attract insects and rodents. It may also rot the underlying floor.

Second, the proposal extends the requirements to bathrooms that have a shower or bathtub but no toilet. In this circumstance, sanitation concerns are still significant. If the floor surface is not smooth and cleanable, bacteria and fungus will not be removed.

Surfaces that are difficult to clean are especially problematic for residential rental properties since tenants may lack the resources and equipment to maintain a carpeted floor in a bathroom or toilet room or lack the authority to replace it. Therefore, the proposal is limited to multi-family dwellings.

For these reasons, all codes should address the issue of floor surfaces require smooth, hard, nonabsorbent surfaces in bathrooms and toilet rooms.

There is a companion proposal to revise the IRC to require smooth, hard, nonabsorbent surfaces in all bathrooms.

Referenced Standards (3.4 & 3.6):

None

Cost Impact (3.3.4.6):

The proposal will require the use of cleanable surfaces in bathrooms without a toilet and in residences. Most new construction does not use carpets in these rooms. Where they do, the cost differential depends on the type of alternative flooring selected. For example, linoleum is a low cost alternative that is smooth and cleanable. In existing construction, the code change would require the removal and replacement with an alternate flooring option in these rooms. This change will initially increase the cost of maintenance but should reduce the costs in the long-run considering potential substrate failure.