



Building Department Newsletter

November 2010

Special points of interest:

- How to Protect Wood From Decay
- Horizontal Wet Vented Bathroom Groups
- 2009 Washington State Energy Code

HOW TO PROTECT WOOD FROM DECAY

Wood structures need to be protected from dry rot and decay. The International Building Code, Section 2304.11, and Residential Code, Section R317, have specific requirements designed to protect wooden structures from damaging decay and wood rot. Preservative treated wood or wood species such as cedar and redwood that are considered "Naturally Durable" are required to be used in specific locations:

- Wood joists or the bottom of wood structural floors when less than 18" above exposed ground.
- Wood beams and girders less than 12" above exposed ground.
- All wood framing members that rest on concrete or masonry exterior foundations when less than 8" above exposed ground.
- Wood sills and sleepers on concrete or masonry slabs when the slabs are in direct contact with the ground unless the slab is separated from earth by an impervious moisture barrier.
- The ends of beams and girders entering into exterior concrete or masonry walls when not provided with at least 1/2" of air space on sides, ends and tops.
- Wood siding, sheathing and wall framing on the exterior of a building when less than 6" above exposed ground or less than 2" above concrete steps, porch slabs, patio slabs and similar horizontal surfaces that are exposed to the weather.
- Wood structural members that support moisture permeable floors and roofs (such as concrete or masonry slabs or roofs) unless the wood is separated from the concrete or masonry by an impervious moisture barrier.
- Wood furring strips or other wood framing members attached directly to the interior of exterior concrete or masonry walls that are below grade unless an approved vapor retarder is applied between the wall and furring strips or framing.

CITY OFFICES WILL
BE CLOSED:

THURSDAY,
NOVEMBER 11,
2010, TO HONOR
OUR VETERANS
FOR VETERAN'S
DAY.



THURSDAY-FRIDAY,
NOVEMBER 25-26,
2010, FOR
THANKSGIVING.



FIELD TREATMENT:

Field cut ends, notches and drilled holes of preservative treated wood must be field treated with an appropriate preservative.

GROUND CONTACT:

All wood in contact with the ground, embedded in concrete that is in contact with the ground or embedded in concrete that is exposed directly to weather that supports permanent structures intended for human habitation must be pressure preservative treated wood.

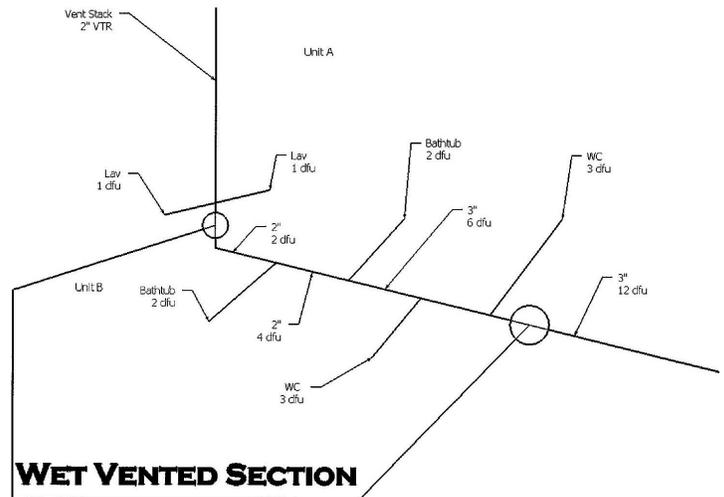
HORIZONTAL WET VENTED BATHROOM GROUPS

The Uniform Plumbing Code (UPC) introduced horizontal wet venting for bathroom groups in the 2006 edition of the UPC. Horizontal wet venting has been used for decades in the Midwest and Eastern United States. Where permitted, the 2009 UPC Wet Venting section 908 clarifies the installation of this type of venting for bathroom fixtures. A "Bathroom Group" consist of a water closet, one or two lavatories and either a bathtub, a combination bath/shower, or a shower and may include a urinal or bidet and emergency floor drain. A horizontal wet vented bathroom group could consist of one (1) or two (2) bathroom groups with any combination of fixtures located on the same floor level and for private use only. The theory of this venting system combines features of both vertical wet venting and the combination waste and vent system. When using a horizontal wet venting drain the dry vent section shall be sized based on the total fixture units discharged into the wet vent.

The drain pipe sizing for horizontal wet venting is relatively simple. The minimum size of horizontal wet venting is 2 inches for four fixture units or less and not less than 3 inches for five or more fixture units. The horizontal wet vent will also increase to 3 inches when a water closet enters the system. Water closets must connect

downstream of all other fixtures within the bathroom group. This is due to the fact that the flush volume of the water closet may fill the wet vent causing both positive and negative pressure fluctuations. Each individual fixture drain or trap arm must be connected independently to the wet vented horizontal branch drain or shall be provided with a dry vent.

The figure below shows two bathroom groups with the dry vent aligned in the direction of flow with the drain pipe and connected to the vertical wet vent at the double lavatories. The horizontal wet vent drain section is shown from the vertical wet vent to the final bathroom group fixture trap arm (water closet) connection to the wet vent. From this point on the piping is now considered as the drainage piping and not a wet vent.



2009 WASHINGTON STATE ENERGY CODE

The Washington State Building Code Council announced that the implementation date for the 2009 Washington State Energy Code will be January 1, 2011. For information on the changes in the 2009 Energy Code, you can visit the WSU Extension Energy Program website at www.energy.wsu.edu/code.