

Jay Mundy/DSD/PHX  
08/29/2007 10:36 AM

To John Lanoue/DSD/PHX  
cc Jimmy Marsden/DSD/PHX@PHXENT  
bcc  
Subject Re: Fw: Floor drains UPC 411.2.2 / 411.2.3

John,

The UPC provides little guidance on this issue. However, since Section 411.2.1 stipulates that a floor drain is not required in a toilet room until there are two or more water closets, I believe it is reasonable to transfer this logic to appliances (washing machines) as well.

Using Section 411.2.1 as a precedent I believe it would exceed the intent of the UPC to require a floor drain in any laundry room that contains less than TWO (2) washing machines.

The fact that Section 411.2 does not require floor drains in rooms housing DOMESTIC use washing machines (one appliance) further suggests that a single appliance does not warrant a floor drain.

In summary, without further guidance I believe that floor drains should not be required unless there are TWO or more appliances (washing machines) within the enclosure, similar to two or more water closets in a toilet room triggering the need for a floor drain.

Jay

John Lanoue/DSD/PHX

John Lanoue/DSD/PHX  
08/29/2007 06:57 AM

To Jay Mundy/DSD/PHX@PHXENT  
cc Jimmy Marsden/DSD/PHX@PHXENT  
Subject Fw: Floor drains UPC 411.2.2 / 411.2.3

Jay,

Please clarify the definition for laundry rooms where floor drains will be required. Will floor drains be required in commercial applications such as dental offices, Medical offices, day care facilities, barber shops, etc... where a single washer/dryer will be used?

John Lanoue  
Mechanical Plans Examiner  
City of Phoenix Development Services Department  
602-534-7347

----- Forwarded by John Lanoue/DSD/PHX on 08/29/2007 06:46 AM -----

John Lanoue/DSD/PHX  
08/28/2007 05:52 PM

To Jay Mundy/DSD/PHX  
cc  
Subject Floor drains UPC 411.2.2

Jay,

What is the definition or interpretation of "Commercial Kitchens"?  
Will this include Subway, Quizno's, Pizza Hut, Small sandwich shops, etc...?

John Lanoue  
Mechanical Plans Examiner  
City of Phoenix Development Services Department  
602-534-7347