

PLUMBING AND MECHANICAL INTERPRETATION MANUAL



CODE: 2003 IPC, IRC

DATE:

CODE REF: IPC 701.3, IRC 2602.1

7/11/2006

SUBJECT: Utilities on the Same Lot

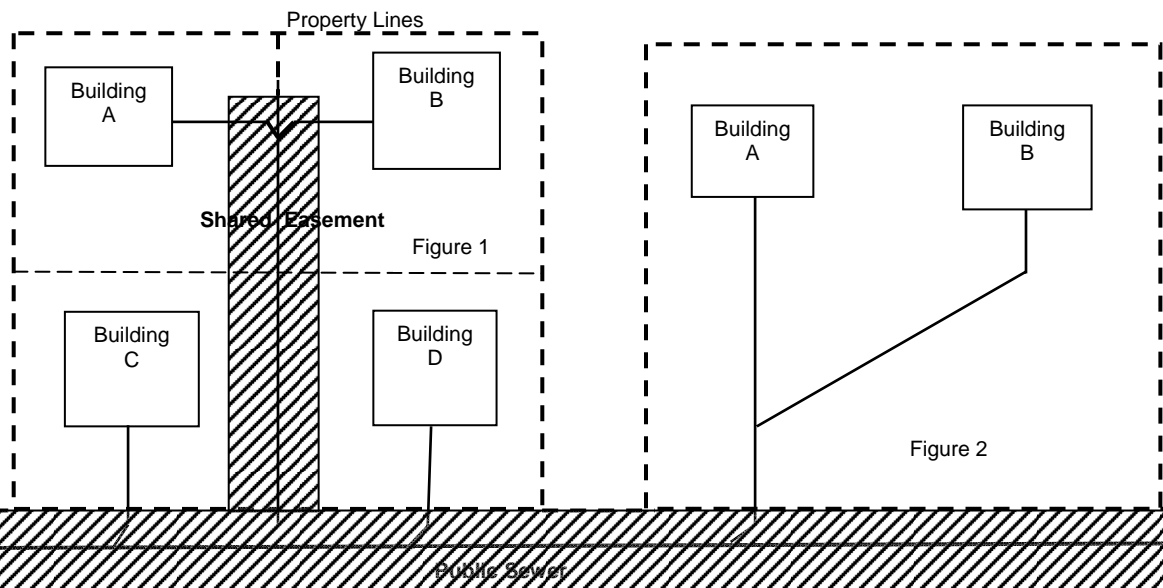
Question: Does the Plumbing Code prohibit water, sewer and or gas lines to be located or installed on a lot other than the lot which the building or structure is located?

Answer: Section 702.3 states the following:

Every building having plumbing fixtures installed and intended for human habitation, occupancy or use on premises abutting on a street, alley or easement in which there is a public sewer shall have a separate connection with the sewer. Where located on the same lot, multiple buildings shall not be prohibited from connecting to a common building sewer that connects to the public sewer.

Buildings that share a common utility easement designated as a utility easement may share a common services (water, sewer or gas). Note the illustration Figure 1, Buildings A & B. Buildings that abutting a street or alley and located on separate platted lots must have a separate connection to utilities and all piping must be located on that same lot. (See Fig. 1, Buildings C & B.)

Buildings located on the same property or lot (example multi-family) may share common water, sewer and or gas connections.(Fig. 2)



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