

POLICY FOR SHOWER PAN INSPECTIONS:

In an effort to better serve the Johnson City building community; our department is making a change to our rough plumbing & shower pan inspection policies.

Effective July 27th, 2020:

The general contractor (not the plumber), will request a “Shower pan inspection”, relative to the building permit, when they are ready to install the shower. This must be prior to the installation of tile and before the final building inspection. The GC will be responsible for this inspection, as it is often the tile subcontractor, not the plumber, who installs field-fabricated shower pans. The rough-in plumbing inspection must still be performed on all the plumbing work except for the shower pan liner. Plumbing rough inspection reports will note that a follow up inspection for the shower pan liner is required. This will allow the contractor to conceal the portion of the plumbing system that has passed inspection and eliminates the reported duplication of effort and materials associated with the install, tear out, and reinstall of (non-inspected) shower pans.

'18 IRC P2503.2 Concealment. A plumbing or drainage system, or part thereof, shall not be covered, concealed or put into use until it has been tested, inspected and approved by the building official.

'18 IRC P2503.6 Shower liner or pan test. Where shower floors and receptors are made water tight by the application of materials required by Section **P2709.2**, the completed liner installation shall be tested. The pipe from the shower drain shall be plugged water tight for the test. The floor and receptor area shall be filled with water to a depth of not less than 2 inches (51 mm) measured at the threshold. Where a threshold of not less than 2 inches (51 mm) in height does not exist, a temporary threshold shall be constructed to retain the test water in the lined floor or receptor area to a level not less than 2 inches (51 mm) in depth measured at the threshold. The water shall be retained for a test period of not less than 15 minutes and there shall be no evidence of leakage.