



Building Policy
Hot Water Temperature -
Anti-Scalding

Subject: Hot Water Temperature — Anti-Scalding

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Process or Policy: As authorized by the *Sandy Municipal Code, Section 15.04.090 Powers and duties of building official*, the Building Official has authority to render interpretations and adopt administrative policies and procedures. The following policy is to clarify the minimum and maximum range for hot water in residential dwellings locate within the City of Sandy.

Effective Codes: ORSC R306.4, OPSC 210.0, 408.3, 409.4.

Tubs and showers shall be permitted to have a lower minimum hot water temperature of 110° F, but not greater than 120°F — which is consistent with the International Code definition of 110° F for hot water. It also creates a comfortable temperature range of 11° F while assuring that laundry tubs, washing machines and kitchen sinks are provided with hot water at 120°F or greater. This policy helps verify that anti-scald valves are adjusted properly for the safety of the occupants.

Hot Water — Where Required :

ORSC R306.4 Water supply to fixtures. Plumbing fixtures shall be connected to an *approved* water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.

Definition of “Hot Water” :

2021 OPSC 210.0 Definitions

Hot Water — Water at a temperature exceeding or equal to 120° F (49° C)

2021 IPC

Hot Water — Water at a temperature greater than or equal to 110° F (43° C)

Limitation on Temperature:

2021 OPSC 409.4 Limitation of Hot Water Temperature in Bathtubs and Whirlpool Bathtubs. The maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to 120° F (49° C). The maximum temperature shall be regulated by one of the following means:

1. A limiting device conforming to either ASSE 1070/ASME A112.1070/CSA B125.70 or CSA B125.3.
2. A water heater conforming to ASSE 1084.

2021 OPSC 408.3 Individual Shower and Tub-Shower Combination Control Valves. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection for the rated flow rate of the installed shower-head. These valves shall be installed at the point of use and comply with ASSE 1016/ASME A112.1016/CSA B125.16 or ASME A112.18.1/CSA B125.1.

Note: *The model codes, International Residential Code (IRC), International Building Code (IBC), and the International Property Maintenance Code (IPMC) each require cold and hot water be provided at kitchen sinks, lavatories, laundry facilities, bathtubs, and showers. And the definition for Hot Water is defined in the International Plumbing Code and the International Residential Code as being 110° F or greater.*