

RESIDENTIAL PLUMBING PLAN

Drawings must be neat, organized and legible (min 1/8" lettering)
Specify each scale used;

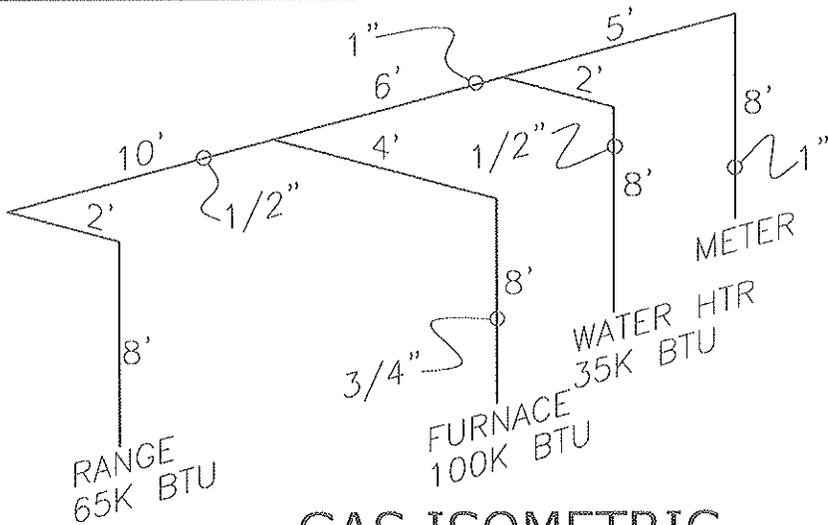
- Detail $\frac{3}{4}'' = 1'$

Construction drawings shall be drawn upon suitable material and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, R106.1.1

Plumbing shall comply with the 2006 IRC, Chapters 24 - 32

- Note and specify all piping materials
- Provide protection of indoor rated equipment located outdoors
- Provide pressure and temperature relief valve terminating to the exterior facing down between 6 and 12 inches above grade
- Fixture unit schedule required for the entire property (including existing)
- Provide the maximum developed length of water line from the meter to the furthest appliance served and the diameter of the water line
- Each dwelling unit requires an individual accessible water supply shut off
- Water conservation requirements: water closet = 1.6 GA per flush, sinks/shower heads = 3 GPM
- Shower and tub/shower combinations that have individual control valves shall be of the pressure balance or thermostatic mixing valve type
- Provide location of hose bibs and note the requirement of backflow preventers
- Isometric drawing of DWV system required for multiple stories
- Drainage piping serving fixtures which have flood level rim located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by a backwater valve
- Show the size and location of all cleanouts
 - Two way cleanout required within 2' from the building at the lower end
 - Upper terminal cleanouts are required at horizontal branches greater than 5'
 - Cleanouts are required at the kitchen sink area

- Provide vent sizes
- Provide vent piping through the roof so that the aggregate cross sectional area shall not be less than that of the largest required building sewer
- Details are required for island venting (air admittance valves/chicago loops)
- Plumbing vents shall be a minimum of 10' away from all air intakes
- Show trap arms within acceptable distances from plumbing vents
- Condensate disposal may not discharge into a plumbing vent
- Provide location of sump and sewage ejectors
- Provide a gas line isometric and size the supply pipe for the connected demand. Include the length of line and BTU demand for each appliance, size of each branch, total demand and the total developed length from meter to the most remote appliance on the system
- Sleeves are required when a gas line passes through concrete
- Gas meters shall be located at least 3' from sources of ignition
- Any underground gas piping beneath buildings shall be encased in an approved sealed and vented conduit
- Provide a 10 PSI air test on the entire system using a 15 PSI gauge. The entire system shall be under test prior to the inspector's arrival
- Piping installed below grade shall be listed for below grade installations (factory coated). Any uncoated fittings and tool marks shall be protected with the use of pipe wrap primer and PVC pipe wrap, installed neatly without wrinkles
- Non-metallic piping requires a minimum #18 gauge yellow tracer wire secured at 8' on center
- All gas piping for mobile homes and all plastic gas piping requires 18" of cover from top of the pipe to ground level
- Remove all rocks from trench and shade the pipe with clean sand or dirt
- All below grade piping shall be continuously supported
- Metallic piping may be installed with 12" of cover if it is not in an area where damage may occur



GAS SCHEDULE	
TOTAL DEV. LENGTH:	39'
TOTAL DEMAND:	200K

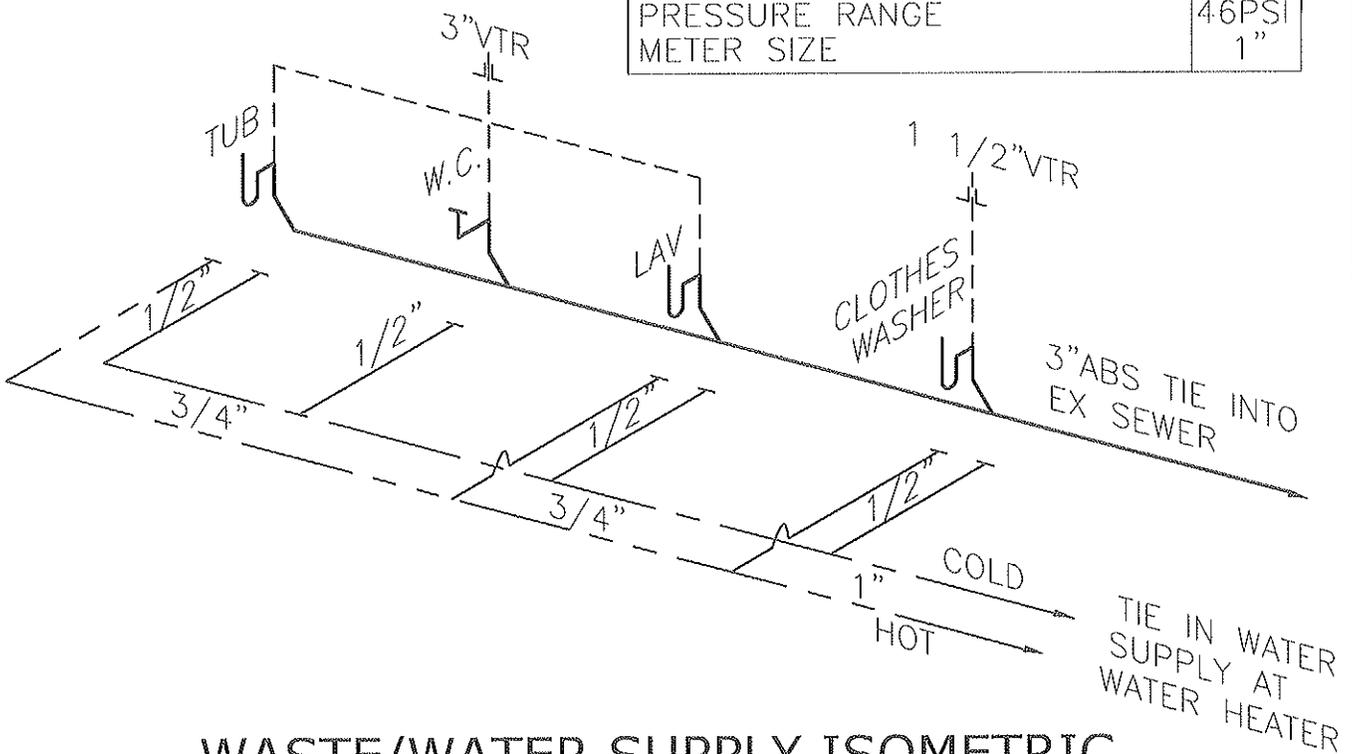
GAS ISOMETRIC

NOT TO SCALE

GENERAL NOTES:

1. ALL PLUMBING WORK TO COMPLY WITH 2006 IRC

WATER SUPPLY FIXTURE UNIT SCHEDULE			
	FU	QTY	TOTAL
TUB/SHOWER	4	1	4
WATER CLOSET	2.5	1	2.5
LAVATORY	1	1	1
CLOTHES WASHER	4	1	4
EXISTING			17
TOTAL			28.5
TOTAL DEV LENGTH			150'
SUPPLY LINE FROM METER			1"
PRESSURE RANGE			46PSI
METER SIZE			1"



WASTE/WATER SUPPLY ISOMETRIC

2006 IRC

NOT TO SCALE

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