

Pikes Peak REGIONAL Building Department

COMMERCIAL PLUMBING PLAN REVIEW REQUIREMENTS

ALL PLANS REQUIRE:

- Compliance with currently adopted IPC with State Amendments, to be stated on plan set.
- Colorado professional engineer stamp and signature per RBC 106.1.3.
- Scale and format per RBC106.1.1 (1/8" = 1'-0" minimum scale/ 1/8" minimum lettering).
- Grid lines and column lines coinciding with architectural pages.
- Accessibility requirements must comply with currently adopted ANSI A117.1.
- Fixture count analysis data.
- Proper fixture number per section 403.1, Minimum number of fixtures per occupancy type.
- Proper access to restrooms (not thru kitchens, storage rooms, or closets).
- Roof plan with primary/secondary roof drains or gutter/downspouts, and provide sizing for and square footage/GPM served by each component of the roof drain system.
- Piping materials to be scheduled on plan set.
- Detail for water heater support platform construction to include materials and sizing or schedule manufactured platform.
- Details for sewage ejectors, water entry (per utility provider), multi-compartment sinks, elevator sumps, reclaimed water systems, etc.
- All gas piping related items, equipment condensate piping, hydronics and mechanical venting to be on a separate mechanical plan.
- Drain, waste, vent and water lines (see below).
- Fixture schedule (see below).

DRAIN, WASTE, VENT AND WATER LINES

- Water pipe size analysis data (REQUIRED). See appendix E of the IPC.
- Isometric AND discernable plan view drawings with floor plan overlay matching architectural.
- Multi-story, apartments, hotels, etc. – Provide water supply riser diagrams/isometrics with water supply fixture units served by each main, branch and riser. Provide DWV isometrics with drainage fixture units served by the building drain and each horizontal branch and stack.
- Pipe sizes to code – show points of connection to existing DWV and water pipes.
- Clean out locations.
- Elevator discharge shall be an indirect waste to an approved waste receptor capable of handling a minimum 50 GPM discharge.
- Plumbing systems shall not be located in an elevator shaft or in an elevator equipment room.
- Public coin operated laundries and central washing facilities shall comply with section 413.4 for floor drain requirements.

DRAIN, WASTE, VENT AND WATER LINES (CONT)

- Show water and drain lines to MAU, humidifiers, air handlers, grease hoods, etc.
- Compliance with section 607.2, Hot or tempered water supply to fixtures.
- Shut off valves per section 606.1 and 606.2.
- Compliance with section [E] 607.5 Insulation of piping.
- Compliance with section 714 Backwater valves.
- Floor drains in food storage areas shall comply with section 802.1.2.
- Compliance with section 802.4 Waste receptors in plenums.
- Plans with pools and/or pool equipment rooms shall show compliance with section 802.1.4 Swimming pools.
- Septic systems per the El Paso County Health Department, if applicable.

FIXTURE SCHEDULE

- All items must be listed with manufacturer model numbers.
- All required fixtures must meet ANSI requirements.
- Provide cut sheets for specialty fixtures – pedicure chairs, pet wash stations, commercial clothes washers, special equipment, etc.

FOOD AND/OR DRINK HANDLING ESTABLISHMENTS

- Water and waste water approval – grease trap may be required and requires a variance letter for inside location. Contact Waste Water authority having jurisdiction.
- Health department approval.
- Hot water requirements per health department.