Pikes Peak REGIONAL Building Department

COMMERCIAL PLUMBING PLAN REVIEW REQUIREMENTS

ALL PLANS REQUIRE:

- Compliance with currently adopted IPC with State Amendments, IECC, ICC/ANSI A117.1, etc.
- Complete Construction Documents per RBC106.2
- Colorado Registered Design Professional seal and signature per RBC106.2.6 on all sheets.
- If applicable, grid lines and column lines consistent with Architectural pages.
- Fixture count analysis data per IPC403, minimum number of fixtures per occupancy type.
- Proper access to restrooms (not through kitchens, storage rooms, or closets).
- Roof plan with primary & secondary roof drains or gutter/downspouts, with sizing 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.
- **NOTE:** *All gas piping related items, equipment condensate piping, hydronics, and mechanical venting to be shown on MECHANICAL plans, as these are MECHANICAL inspections.*

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.
- 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.

DRAIN, WASTE, VENT AND WATER LINES (CONT)

- Shut off valves per Section 606.1 and 606.2.
- Compliance with Section 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 swimming pools and/or pool equipment rooms shall show compliance with Section 802.1.4
- All Onsite Wastewater Treatment Systems require review by El Paso County Public Health Department.
- Location for condensate drainage where combustion equipment for space heating and water heating is installed.

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 ESTABLISHEMENTS

- Water and waste water approval – grease trap may be required and requires a variance letter for inside location. Contact Waste Water authority having jurisdiction.
- El Paso County Public Health Department approval to include hot water requirements.

ADDITIONAL REQUIREMENTS FOR 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC):

- Compliance with currently adopted 2021 IECC and 2023 PPRBC, specify applicable codes on plan set.
- Provide a water heater schedule showing efficiency requirements are met (C404.2)
- Heat trap detail must be shown on the plans when using hot water storage tanks. (C404.3)
- Provide a piping insulation schedule (C404.4)
- When applicable, provide a design isometric of the recirculation system showing compliance with C404.5.1 and C404.5.2. Engineer of Record is responsible for calculating compliance with this section, however PPRBC will not require submittal of those calculations.
- Heated water circulating and temperature maintenance systems must be shown on the plans (C404.6)
- The following general note must be included on the plumbing plans: "*A Final Commissioning Report shall be delivered to the building owner per section C408.2.5 of the 2021 IECC*."