

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 be met
- Proper fixture number based on occupancy calculations to include mop sink and drinking fountains when occupant load exceeds 15
- Proper access to restrooms (not thru kitchens or storage rooms)
- Roof drains and/or gutter systems with square footage at each for sizing or GPM
- Piping materials to be scheduled on plan set. Copper not allowed in Town of Monument, verify location prior to submittal to see if this applies
- 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
- Pipe sizes to code – show points of connection to existing DWV pipes
- Clean out locations
- Elevator discharge shall be an indirect to the sanitary waste system
- Water temperature discharge into sanitary and grease waste (max 140 degrees)
- Hot water source to be within 50' without a pump
- Vertical risers and shut off valves are required for drainage and water lines
- Pipe insulation requirements

FIXTURE SCHEDULE

- All items must be listed with manufacturer model numbers
- All required fixtures must meet ANSI requirements

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 approval
- Hot water requirements
- Septic systems per the El Paso County Health Department, if applicable