

Plumbing and Gas Checklist

City of Salem, Virginia Community Development Building Inspections

The following checklist contains the minimum information and details required on plumbing and fuel gas plans prior to submission for plan review. This is a basic pre-submittal checklist that is intended to expedite the plan review process by minimizing the number of required revisions.

General Requirements

- Construction documents must be prepared and sealed by a registered design professional (RDP) for:
 - All occupancies, except R-5
 - All buildings over 3 stories in height
 - Any building or occupancy using non-packaged equipment or packaged equipment exceeding 300° F (other than flue gases) and pressures greater than 125 PSI
- R-5 Occupancies are not required to be prepared by an RDP, prepared by a licensed master plumber or master mechanical worker, or a licensed Class A contractor with an associated plumbing or mechanical specialty
- Name, occupation, address and telephone number of the person who prepared the plans
- Construction plans must have the following:
 - All pages of the plan set the same size. If different discipline designers use different page sizes, re-print the smaller pages on sheets the size of the largest in the set
 - Plumbing and gas plans on the same size sheets as the other plans in the building permit package
 - Plumbing/Fuel gas code edition. The current code edition is the 2015 VPC (2015 IPC) and 2015 VFGC (2015 IFGC) The 2012 edition may be used until September 4, 2019.
 - New work vs. old work, clearly distinguished
 - Handicap elevation details and dimensions for all plumbing fixtures
 - Each plumbing/gas sheet clearly identified with distinct sheet numbers
- A Plumbing/Gas Permit is required prior to scheduling inspections

Water Service (meter to where line enters building)

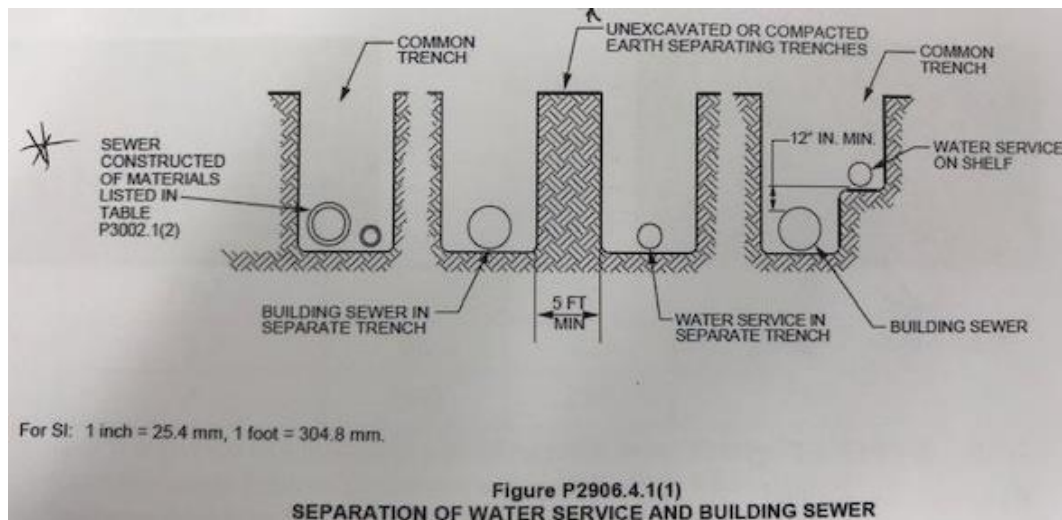
- Maximum developed length of pipe
- Water service line depth is 30 inches in ground
- Tracer wire (18-gauge minimum) required from meter to house, located within 12" of the pipe. One end of the wire shall terminate above grade.
- Size of water service pipe. Unless otherwise indicated available pressure is assumed to be 50 PSI.

Water Distribution (inside building)

- Water heater type and location; if gas-fired indicate source of combustion air
- Size of all water supply pipes
- Any required backflow devices and their location
- Fixture schedule (indicate flush valve where provided)
- Vertical pipes must be strapped in place
- No air test on plastic piping.

Waste & Vent

- Plan and isometric view of plumbing systems
- Size and location of all waste pipe and vents (label fixtures)
- Location of all cleanouts
- Tracer wire (18-gauge minimum) required from cleanout to house within 12" of the pipe. One end of the wire shall terminate above grade.
- Sewer and water lines must be separated as indicated below:



Kitchen Plumbing

- Fixtures intended for food preparation, clearly labeled, to verify indirect connection
- All fixtures that will be drained to a grease interceptor. Only fixtures likely to receive grease-laden waste water are allowed to drain to the grease interceptor. Hand sinks, ice makers and other clear water waste shall not discharge to a grease interceptor.
- Detail of grease interceptor showing flow control, and air intake

Storm Water

- Size of conductors and leaders and amount of roof area served
- Secondary drainage where applicable

Gas Plans

- Schematic plan showing lengths, sizes, materials, and pressure of the gas piping system that includes all new and existing components
- Means to supply combustion air