

REVIEW	FIRST	SECOND	THIRD	FOURTH
DATE				

PLAN REVIEW CORRECTION LIST

**PLUMBING** (Effective January 1, 2011)

Project Address	Locality	Plan Check Number
Owner/Agent	Mailing Address (Number & Street)	
City, State and Zip Code	Phone Number	

INSTRUCTIONS

- Circled item numbers on the following list identify required corrections. Code references following each item refer to California Plumbing Code (CPC) 2010 edition, Ventura County Building Code (VCBC), California Business and Professions Code (BPC), California Building Code (CBC) 2010 edition.
- Corrections shall be made on the tracings. Three new sets of prints from the corrected tracings must be submitted for recheck, along with the marked-up set of drawings which was originally submitted for plan review.
- Minor corrections may be made on plans, in ink, when approved by the plan checker. Such corrections shall be initialed by the person responsible for the design.
- RETURN THIS LIST with corrected plans forms, and energy calculations. To facilitate rechecking, indicate (on the line to the left of any item circled below) the sheet number of your drawings where required corrections are shown.
- The drawings you originally submitted for plan review, marked for correction, are available at the Division of Building and Safety office in (Ventura) (East County).

GENERAL REQUIREMENTS

- \_\_ 1 Incomplete, inconsistent or illegible drawings and/or calculations are unacceptable. VCBC 107.1.8 and 107.2.
- \_\_ 2.Refer to comments on the marked-up set of plans.
- \_\_ 3.Refer to marked-up set of plans, and make the changes indicated by the comments circled in black ink.

SEWER PIPING

- \_\_ 4. Show location of public sewer on plot plans and identify as public.
- \_\_ 5. Show private sewer from public sewer to building(s) on plot plan and identify as private. (VCBC 107.2.5).
- \_\_ 6. Show private sewer pipe size on plot plans. CPC 703.0
- \_\_ 7. Building sewer piping shall be laid on a firm bed through its entire length. CPC Sec. 718.2 and 718.3.
- \_\_ 8. Show cleanout at connections to building main drain brought to grade. CPC 719.3
- \_\_ 9.Show cleanouts each 100' brought to grade. CPC 719.1
- \_\_ 10.Show method of protection for cleanouts in traffic areas. CPC 719.4 and 719.5
- \_\_ 11.Call-out, on plans, material(s) for sewer serving industrial wastes. CPC 811.1 through 811.7, 903.3, 909.2.
- \_\_ 12.Show method of protection to keep rain or surface water from entering Sanitary Sewer. CPC 703.1 and 714.2. Table 7-4.

WASTE AND VENT PIPING

- \_\_ 13.Show size(s) of drainage, waste and vent system on plumbing floor plan. CPC 703.0
- \_\_ 14.Call-out drainage, waste and vent pipe material. CPC 903.0, 903.1, 903.1.2, and 903.1.3.
- \_\_ 15.Call-out drainage, waste and vent piping materials for chemical or industrial wastes. CPC 811.0, 811.1, 811.2

- \_\_ 16. Provide isometric drawing(s) of all drainage, waste and vent piping, and call-out fixture units at each branch. CPC Table 7-3 and 7-5.
- \_\_ 17. Show cleanouts to be in compliance with CPC 707.0 through 707.5 (710.1 for BWV).
- \_\_ 18. Show trap primers for trap seal protection for floor sinks or floor drains. Show means of priming trap. CPC 1007.0
- \_\_ 19. Provide isometric drawings for battery fixture installation if used. CPC Appendix A
- \_\_ 20. Show combination waste & vent system to comply with CPC 910.0, Appendix B

#### WATER PIPE

- \_\_ 21. Show location and size of all water meters and all water service piping to building on plot plans. CPC 610.0.
- \_\_ 22. Show water piping system length and pipe sizes on plumbing floor plans. CPC 610, Appendix A
- \_\_ 23. Call-out, on plans, type of pipe material to be used. CPC 604.1
- \_\_ 24. Call-out, on plans, the minimum water pressure to be maintained at meter, over 80 psi requires pressure regulator. CPC 608.0, 608.1, and 608.2.
- \_\_ 25. Call-out type of backflow protection for domestic water supply. Provide calculations for water piping per CPC 603.0, 603.2, Appendix A, and Table 6-2 CPC.
- \_\_ 26. Hot water piping shall be insulated as per energy conservation standards, CBC 1115B.4.3 item 4. T-24 Energy.
- \_\_ 27. Add this note to the plans: The plumbing fixtures and plumbing fitting shall meet the standards noted below. CPC 402.0.
  - (a) water closet = 1.28 gallons per flush max
  - (b) urinal = 1.0 gallons per flush max
  - (c) showerhead = 2.5 gpm max
  - (d) lavatory faucets = 2.2 gpm max
  - (e) sink faucets = 2.2 gpm max

#### FIXTURES

- \_\_ 28. Show point of discharge of condensate drain from air conditioning unit or evaporating unit if used. CPC 814.0, 814.1, and 814.2.
- \_\_ 29. Provide required plumbing fixtures in compliance with CPC Tables A and 4-1 for the occupancy load shown on the architectural plans. CPC 412.0
- \_\_ 30. Note on plans that water closets for public use are to be elongated bowls with open front toilet seat. CPC 408.1
- \_\_ 31. Water closets, urinals, lavatories, shall comply to handicapped regulations. CBC 1115 B.4.2
- \_\_ 32. "Shower shall be provided with shower control valves of the pressure balance or the thermostatic mixing valve type. Also deliver maximum of 120°F temperature." CPC 413.1 and 418.0

- \_\_ 33. Bathtubs and whirlpool tubs (CPC Sec. 414.5)
- \_\_ 34. Control the maximum water temperature in bidets at 110°F (CPC Sec. 416.3).
- \_\_ 35. The maximum hot water delivered for public lavatory use is 120°F. CPC Sec. 413.1.

#### ROOF DRAINAGE

- \_\_ 36. Rainwater system shall be based on rainfall per hour and design according to CPC Table D-1 and 1101.11.
- \_\_ 37. Show roof drain piping; size, location, material and grade of horizontal piping. CPC 1101.3
- \_\_ 38. Show roof overflow piping; size, location, material and grade of horizontal piping. CPC 1101.11.2.2
- \_\_ 39. Overflow drains shall be independent of roof drains to point of termination. CPC 1101.11.2.2.1
- \_\_ 40. Note that rainwater piping within the building shall be of material approved for waste piping. UPC. 1101.3

#### WATER HEATERS

- \_\_ 41. Show method of providing combustion air. CPC 507.1.1, 507.3
- \_\_ 42. Show detail of vent to atmosphere.
- \_\_ 43. To meet outdoor combustion air requirements, provide detail of combined vent, size, material, etc. CPC 507.4
- \_\_ 44. Show temperature and pressure relief valves. CPC 505.4, 505.5, 505.6, 506.2
- \_\_ 45. Show point of discharge for temperature and pressure relief valves. CPC 1306.2 Q.C.
- \_\_ 46. Note on plans water heater vent shall terminate 3' (min.) from property line. CPC 510.6.2, 510.8 and 906.0, 906.3.
- \_\_ 47. Water heater prohibited in following locations:
  - (a) bathroom/bedroom
  - (b) confined space with opening into bathroom or bedroom. CPC 508.14(1) thru (3), 808.13, and NFPA 54-82

- \_\_ 48. Provide anchorage to water heater to nearest horizontal displacement due to earthquake motion. CPC 508.1, 508.2.1
- \_\_ 49. Note on plans water heater requires \_\_\_\_\_ square inch(es) combustion air/1000 btu. CPC 507.0, 507.2.1

#### GAS PIPING

- \_\_ 50. Show location of all gas meters and all gas piping on outlet side of meters on plot plan. CPC 1201.0 and 1202.0
- \_\_ 51. Show gas piping system and pipe size on plumbing floor plans. CPC 1217.3
- \_\_ 52. Gas piping not permitted under slab of any buildings. CPC 1211.1 and 1211.2.5

- \_ 53. Show BUT and CFT/Hour at each outlet.
- \_ 54. Provide isometric drawing of gas lines showing size, CFT/Hour and length from meter to most remote outlet.
- \_ 55. Drips and sediment traps. CPC Sec. 1211.8.1

SOUND TRANSMISSION CONTROL

- \_ 56. Note on plans that penetrations and openings in party walls and floor/ceiling assemblies for bathtubs, piping, etc., shall be sealed, lined, insulated or otherwise treated to maintain the required rating. CBC 1207

FIRE PROTECTION

- \_ 57. Standpipes are required. Show their location, size and design on floor plans. CBC 905
- \_ 58. Where Class I and Class II standpipes are provided, show their location, size and design on floor plans. CBC 905.3
- \_ 59. Add this note. Fire Department standpipe(s) shall be provided during construction and demolition operation. CBC 905.1
- \_ 60. Clarify on plumbing plans whether Class II standpipes are supplied from fire sprinkler system or from domestic water system.
- \_ 61. Show piping layout, material and size on plumbing floor plans for Class II standpipes supplied from domestic water system. CBC 905.3.1

REQUIREMENTS BY OTHER AGENCIES

- \_ 62. Provide stamp approval on plans from:
  - (a)Ventura County Environmental Health
  - (b)Sanitary District
  - (c)Water company
  - (d)Ventura County Fire Marshal
  - (e)Gas utility company

RESIDENTIAL DISABLED ACCESS

- \_ 63. Apartment buildings with three or more dwelling units, condominiums with four or more dwelling units, lodging houses, congregate residences, shelters for homeless, dormitories, time-share dwellings, and dwellings with three or more efficiency units shall comply with handicap accessibility requirements per CBC Chapter 11. CBC 1102-A and 1107-A-2-B

WATER SUPPLY AND METERING

- \_ 64. When water to be used for irrigation is from a domestic water supply source such as a local water agency, a separate meter for the landscape water use shall be provided unless the total landscaped area is less than 5,000 square feet.

GRAY WATER SYSTEM

- \_ 65. Graywater may be used legally in the County of Ventura when designed and installed in accordance with the regulations stated in Appendix Regulations Title 24, Part 5) and under permit and inspection by County of Ventura Department of Building and Safety.
- \_ 66. Determine the type of system on the basis of location and soil type. Design the groundwater level to accept all gray water connected to the system from the residential building. A soils report may be required per CPC Sec. 1601.0 (B).
- \_ 67. Gray water includes used water from bathtubs, showers, wash basins, clothes washers, laundry tubs, and shall comply with CPC 1602.0.
- \_ 68. 1602A.0 Definitions.
  - Clothes Washer System. A graywater system utilizing only a single domestic clothes washing machine in a one- or two-family dwelling.
  - Complex System. Graywater systems that discharge over 250 gallons (947 L) per day.
- \_ 69. 1603A.1.3 Complex System. Any graywater system that is not a clothes washer system or simple system shall comply with the following:
  - 1. The discharge capacity of a graywater system shall be determined by Section 1606A.0. Complex systems have a discharge capacity over 250 gallons (947 L) per day.
- \_ 70. 1603A.1.2 Simple System. Simple systems exceed a clothes washer system and shall comply with the following:
  - 1. The discharge capacity of a graywater system shall be determined by Section 1606A.0. Simple systems have a discharge capacity of 250 gallons (947 L) per day or less.
- \_ 71. Provide a plot plan drawn to scale, completely dimensioned, showing the lot lines, structures, direction and slope of the surface, water supply lines, and wells, per CPC Sec. 1604.0 (A).
- \_ 72. Provide a log of soil formations and groundwater level as determined by the test holes dug to any proposed irrigation area. Refer to table 16-2 CPC Sec. 1604.0 © and 1607.0, 1608.0.
- \_ 73. Show holding tank construction as per Tables 16-1, 16-2, 16-4 of CPC Sec. 1609.0.
- \_ 74. Use Appendix "G" (for commercial use) for gray water systems.

ADDITIONAL COMMENTS AND CORRECTIONS:

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