

Discipline: Plumbing

Code Year: 2012

CODE	DESCRIPTION	COMMENTS
BPRP2A GRAB	GRAB BARS	Grab bars are required in wheel chair and ambulatory accessible toilet compartments. (ICC/ANSI A117.1-2009, 604.5, and 604.10.4)
BPRP2A UL#	FLOOR/CEILING DESIGN NUMBER	Provide a design number (UL or other) for the required fire-resistance rated floor/ceiling and/or roof/ceiling assembly. (VCC/IBC 712.3 and VPC/IPC 307.3)
BPRP2B BASIC	BACKFLOW PREVENTER	Provide a backflow prevention device that conforms to Table 608.1. (VPC/IPC 608.1)
BPRP2B PROTE	PROTECTION OF POTABLE WATER SU	Potable water connections to fixtures, equipment, and appliances shall comply with VPC/IPC 608.1-608.17.
BPRP2D ASCLD	ANTI-SCALD CONTROLS REQUIRED	Water temperature limiting control devices shall be installed for showers and bathtubs. (VPC/IPC, 424.3,424.4, and 424.5)
BPRP2D TEMPE	TEMPERED WATER FOR PUBLIC HAND	Lavatories and hand sinks shall be provided with tempered water. The tempered water shall be delivered by an approved water temperature limiting device conforming to ASSE 1070 or CSA B125.3. (VPC/IPC 416.5)
BPRP2D TPRIM	TRAP PRIMER	Where a trap seal is subject to loss by evaporation, a trap seal primer valve shall be installed. A trap seal primer valve shall conform to ASSE 1018 or ASSE 1044. Provide details on the plans showing compliance to this requirement. (VPC/IPC 1002.4)
BPRP2F #FIX	MINIMUM NUMBER OF FIXTURES	Provide the minimum number of plumbing fixtures for the type of occupancy. (VPC/IPC 403.1)
BPRP2F DF	DRINKING FOUNTAIN	Two drinking fountains are required. One for wheel chair access and one for standing persons. (VPC/IPC 410.2.)
BPRP2F PUBLI	REQUIRED PUBLIC TOILET FACILIT	Customers, patrons, and visitors shall be provided with public toilet facilities. The accesible route to these public facilities shall not pass through kitchens, storage rooms, closets or similar spaces. (VPC/IPC 403.3.1)
BPRP2F SPSEX	SEPARATE FAC. FOR EACH SEX	Separate facilities are required for each sex. Provide/identify male and female restrooms. (VPC/IPC 403.2, 403.4, 403.4.1)
BPRP2F SS	SERVICE SINK	Provide/identify a service sink. (VPC/IPC 403.1)
BPRP2G GASPP	GAS PIPE SIZES INADEQUATE	The gas piping is undersized. (IFGC/VFGC 402.3)
BPRP2G GASR	PROVIDE GAS PLAN & RISER DIAG.	Provide a complete gas plan and riser diagram. Identify all BTU/H loads, pipe sizes, pressure,

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		pressure drop, and fully developed length. (VUSBC 109.1, VFGC/IFGC 402.2, 402.3, and 402.4)
BPRP2G MGRAT	MED GAS STORAGE ASSEMBLY	Medical gas storage areas shall be enclosed by a 1-hour rated assembly and shall not communicate directly with anesthetizing locations. (NFPA 99C 5.3.3.3)
BPRP2G SEDIM	SEDIMENT TRAP	A sediment trap (tee with nipple and cap) shall be installed between the equipment shutoff valve and the equipment. The tee shall be in the vertical position with the capped nipple in the bottom opening of the tee. (VFGC/IFGC 408.4)
BPRP2G TRCR	PLASTIC PIPE, TRACER WIRE	Provide/identify a tracer wire of minimum 18AWG for all underground plastic gas pipe. (VFGC/IFGC 404.17.3)
BPRP2H PAN	REQUIRED PAN	Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in an approved pan. (VPC/IPC 504.7)
BPRP2H WHEAT	WATER HEATER DETAILS	Provide a water heater detail that the installation complies with IPC/VPC 501.3 and all sections of 504 (VUSBC 109.1, 109.3)
BPRP2P CLASA	SEAL OR MASTER/CLASS A	The plumbing plans shall bear the original seal and signature of a licensed design professional in the Commonwealth of Virginia, except where exempted by state law, Code of Virginia under Title 54 Chapter 4 section 1-402. Use of the seal shall comply with Virginia Administrative Code, Title 18, Section 10-20-760. When certifying a set of drawings, each page must be sealed, signed and dated. However, if the coversheet containing a full table of contents is certified, the remaining pages may contain a copy of the seal, signature and date. Where exempted, the plans may be prepared by a master level or Class A plumbing contractor licensed in the Commonwealth of Virginia who will supervise the actual field installation. In this case, the plans shall bear the name of the individual (not company name) including their occupation and address. A detailed chart for when sealed drawings are required is available at www.fairfaxcounty.gov/dpwes/publications/seal.pdf
BPRP2P COMOD	CODE MODIFICATION REQUEST	Because the proposed design may not

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	REQ.	specifically comply with the code, a written code modification request must be submitted for review and approval/denial. Please include in the request, details demonstrating equivalence to the spirit and functional intent of the code. Code modification requests are required to be submitted to Land Development Services, Commercial Mechanical/Plumbing Plan Review Department, 12055 Government Center Parkway, Suite 324, Fairfax, Virginia 22035-5504, or you may use the following link to complete the code modification request form: http://www.fairfaxcounty.gov/dpwes/publications/codemods_appeals.htm (VUSBC 109.3, 109.4, and 106.3)
BPRP2P COMPL	COMPLETE PLUMBING PLANS	Provide complete plumbing floor plans (plan view) and riser diagrams showing: all existing drain, waste, vent, and water piping; all new work associated with the relocation and existing fixtures and new fixtures; identify all new connection points to the existing system(s). (VUSBC 109.1 and 109.3)
BPRP2P COORD	COORDINATE PLANS AND RISER	The DWV and/or water pipe floor plans and their applicable riser diagrams do not agree with each other. Coordinate and resubmit. (VUSBC 109.1 and 109.3)
BPRP2P DEMO	PROVIDE PLUMB. DEMO. PLAN	Provide a complete plumbing demolition plan. Please be reminded that drainage fixture unit credits can only be given when a complete demolition plan is submitted. Indicate in a table form, on the plumbing plans, the number and type of plumbing fixtures removed and the number and type added. (VPC/IPC 701.2, 709.1, and Code of Fairfax, Chapter 67, Article 10)
BPRP2P DWGS	MIN. DRAWING SIZE 21X30	The minimum size drawings for a commercial submission is 21"x 30". (VUSBC 109.1 and 109.3)
BPRP2P HD	HEALTH DEPT. APPROVAL REQUIRED	A Health Department review and approval is required. The Health Department may be contacted at 703-246-2510, TTY 711. (VUSBC 109.1 109.4, 109.5, and 110.1)
BPRP2P NOTFT	NOT A PLUMBING FAST TRACK	The plans do not comply with the criteria for the Fast Track Program. The plumbing review will be conducted through the standard submission procedures. (VUSBC 109.1, 109.3, 109.4, and 110.1)
BPRP2P RISER	PROVIDE RISER DIAGRAMS	Provide riser diagrams for all new and existing sanitary, vent, and water piping as applicable to the scope of work. Show all points of connection/disconnection to the piping

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BPRP2P SITEP	SITE AND PLUMING PLAN COORD.	systems. Virginis USBC 109.3 The site plans and the plumbing floor (plan view) plans do not agree with each other. Coordinate and resubmit. (VUSBC 109.1 and 109.3)
BPRP2P WWM	WWM APPROVAL REQUIRED	An approval from Wastewater Management is required prior to a plumbing approval. Please contact their office at 703-550-9740 x252, TTY 711. (VUSBC 109.1, 109.3, VPC/IPC 302, 701.5, and 803.2)
BPRP2S CLNO	CLEANOUTS REQUIRED	Cleanouts are missing. Provide/identify the size and location of all required cleanouts. (VUSBC 109.1, 109.3, and VPC/IPC 708.3)
BPRP2S DRNP	DRAIN PIPE SIZES INADEQUATE	Sanitary drainage piping is undersized. (VPC/IPC 710.1)
BPRP2S INTER	GREASE INTERCEPTOR AND AUTO.GR	Provide a grease interceptor or automatic grease removal device. Grease interceptors or automatic grease removal devices shall comply with VPC/IPC 1003.3
BPRP2S STORM	STORM PIPING UNDERSIZED	Sections of the horizontal storm piping system(s) are undersized. Pipe sizes and/or slopes may be increased. Please coordinate and revise accordingly. (VUSBC 109.1, 109.3, and VPC/IPC 1106.3)
BPRP2V FLATV	FLAT VENTIING IS PROHIBITED	Flat venting is prohibited. Vents shall rise vertically (at least 45 degrees) to a point at least 6" above the fixture flood level rim of the highest fixture before of setting horizontally. (VPC/IPC 905.4)
BPRP2W WHEAT	WATER HEATER INFORMATION	Provide the water heater KW or BTU/H input rating and storage size. (VUSBC 109.1, 109.3)