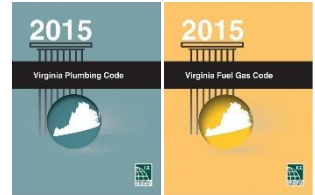




Plumbing/Gas Plan Review Record

2015 Virginia Plumbing Code(VPC)-2015 Virginia Fuel Gas Code(VFGC)
Building Division/Building Plan Review Department
Fairfax County Land Development Services
12055 Government Center Parkway, Suite 307, Fairfax, VA 22035
Phone: 703-631-5101, TTY 711
www.fairfaxcounty.gov/landdevelopment



This plan review record shall be completed by the certified peer reviewer and submitted with the construction documents for Fairfax County Expedited Building Plan Review Program. This can also be used as a guide/ checklist by architects and engineers for construction-ready plans and for permit application.

Instructions. Complete the project-related information below. For each technical- or code-related item on the following pages, signify its compliance or applicability. The items listed in this plan review record are the most typical for most projects and do not constitute all design elements checked by peer reviewers or county staff.

Project Information

Project Name: _____

Street Address: _____

Parcel ID: _____ Permit Number: _____

Check all that apply:

Tenant Layout/Tenant Improvement New Construction

Other: _____

Designer Information

Name: _____

License No.: _____ Telephone: _____

Email: _____

Peer Reviewer Information (if applicable)

Name: _____

PR No.: _____ Telephone: _____

Email: _____

Code Information

Check all that apply:

Virginia Construction Code (new commercial, multi-family and Group R-3 residential construction)

New Building Addition

Virginia Existing Building Code (existing commercial, multi-family and Group R-3 residential construction)

Level 1 Alteration Repair Level 2 Alteration Change of Occupancy

Level 3 Alteration Moved Building Historic Building Addition

A. General Building Information

Complies N/A

- Building Division coversheet is provided.
- A plumbing demolition plan (sanitary and water) for fixture unit credits is provided.
- Pipe sizes, stacks, risers, fixtures, and equipment have been identified.
- A plan view of the water, storm, sanitary, and gas piping system(s) has been provided.
- A flat/2D riser diagram of the water, storm, sanitary, and gas piping system(s) has been provided.
- Plumbing plans and plumbing riser diagrams are coordinated.
- The site plan and plumbing plan are coordinated.
- Plumbing details and equipment calculations are provided.
- Calculations for the minimum number of required fixtures are included.

B. County Ordinances

Complies N/A

- Pools comply with Health Department requirements per County Code Section 69.1-1-6.
- Food preparation areas comply with Health Department requirements per County Code Section 43.1-5-1.
- Separate sewer and water connections comply with County Code Section 65-6-8.
- Car wash recycle systems comply with County Code Section 65-6-11.

C. Plumbing Fixtures

Complies N/A

- A plumbing fixture schedule is provided and indicates removed, added and relocated fixtures.
- The minimum number of required fixtures are provided in compliance with VPC Section 403.1.
- A drinking fountain or bottled water dispensers are provided in compliance with VPC Section 410.
- Separate facilities, single-user and family or assisted-use toilet and bath fixtures are provided in compliance with VPC Sections 403.2 and 403.2.1.
- Public and employee toilet facilities are provided in compliance with VPC Section 403.3.
- Travel distance to required plumbing fixtures complies with VPC Sections 403.3.3 and 403.3.4.
- The installation of the plumbing fixtures complies with VPC Chapter 4.

D. Sanitary/Vent System

Complies N/A

- Wastewater schedule is provided.
- Cleanout/manhole for building drain and sewer junction has been provided in compliance with VPC Section 708.
- Cleanouts for change of direction are in compliance with VPC Section 708.1.4.
- The sanitary system design complies with pipe slopes requirements per VPC Section 704.1.
- The building sewer, building drains, horizontal branches, offsets, and stacks are in compliance with VPC Sections 703 and 704.
- Horizontal branch connections to offsets, horizontal stack offset and vertical stack offsets are in compliance with VPC Sections 704.3, 711, 712.
- Fixtures traps and trap seal protection are in compliance with VPC Sections 1002.1 and 1002.4.
- The sanitary system is vented with an approved venting method based on VPC Sections 910-919 and sized per VPC Section 906.
- The vent pipe and vent stacks are in compliance with VPC Sections 905, 907, 908 and 909.

- The indirect waste and vacuum drainage systems are in compliance with VPC Sections 802 and 716.
- The sewage pump and its vent are in compliance with VPC Sections 712 and 906.5.
- Waste discharged into the sanitary system is in compliance with VPC Sections 702.5 and 702.6.
- The use of backwater valves are in compliance with VPC Section 715.

E. Water Supply System

Complies N/A

- The water service is in compliance with VPC Sections 603.1 and 606.
- The water distribution system is in compliance with VPC Section 605.4.
- Hot water requirements and recirculation are in compliance with VPC Section 607.
- Public hand washing and tempered water are in compliance with VPC Sections 416.5 and 607.1.2.
- The plumbing fixtures and equipment comply with the maximum flow and water consumption requirements per VPC Section 604.
- The sizing and installation for the water heater thermal expansion control is in compliance with VPC Section 607.3.
- The water heater is provided with the required pan, relief valves and their discharge location per VPC Section 504.
- The water heater maximum temperature is in compliance with VPC Section 501.6.
- Backflow protection for plumbing fixtures and equipment are in compliance with VPC Section 608.
- A backflow preventer schedule is provided and includes the following information for each device and assembly: type, manufacturer, model number, location and applicable standard.

F. Storm and Non-Potable Systems

Complies N/A

- Pipe slopes are in compliance with VPC Section 1106.3.
- Horizontal and vertical storm system is in compliance with VPC Sections 1106.2, 1106.3 and 1106.4.
- Cleanouts for change of direction are in compliance with VPC Sections 708.1.4 and 1101.8.
- Secondary roof drains are in compliance with VPC Section 1108.
- Combined sewers are provided in compliance with VPC Section 1109.1.
- Sump pumps, subsoil drains and building subdrains meet VPC Sections 1111, 1112, 1113.
- Greywater, rainwater or reclaimed non-potable water system meet VPC Sections 1302, 1303 and 1304.

G. Interceptors and Separators

Complies N/A

- Interceptors and separator's location, sizing, venting and access are in compliance with VPC Section 1003.

H. Fuel-Gas and Medical Gas Systems

Complies N/A

- Piping materials and sizing meet the requirements of VFGC Sections 402, 403.
- Piping locations are in compliance with VFGC Section 404.
- A shutoff valve for each appliance is provided and identified per VFGC Section 409.
- Underground plastic piping includes a tracer wire or other approved material adjacent to the underground plastic piping per VFGC Section 404.17.3.
- Medical gas pipe and fittings material are in compliance with National Fire Protection Association, NFPA 99 Sections 5.1.10.1.4 and 5.1.10.1.5.
- Rated construction for storage rooms for medical gases is in compliance with NFPA 99 Section 5.1.3.3.2.
- Zone valve locations for medical gases are in compliance with NFPA 99 Section 5.1.4.8.
- Labeling of all shutoff valves for medical gases are in compliance with NFPA 99 Section 5.1.11.2.

I. Accessibility for Plumbing Fixtures

Complies N/A

- Water closet compartments, family or assisted use toilet and bathing rooms are in compliance with American National Standards Institute, ANSI A117.1.
- Plumbing fixtures are in compliance with ANSI A117.1 for accessibility.