



County of Prince George, Virginia

“A welcoming community • Embracing its rural character • Focusing on its prosperous future”

Requirements for Commercial Plumbing and Gas Plans

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. Review these items and ensure that your plans are complete prior to submission.

General Requirements

- Construction documents for mechanical and plumbing systems are required to be prepared and sealed by a registered design professional for occupancies of groups: I (institutional), E (educational) and H (high hazard). Additionally, construction documents for mechanical and plumbing systems are required to be prepared and sealed by a registered design professional for 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. Construction documents for mechanical and plumbing systems that are not required to be prepared by a registered design professional must be prepared by a licensed master plumber or master mechanical worker, or a licensed, class A, contractor with an associated plumbing or mechanical specialty designation. The name, phone number, address and occupation of the person that prepared the construction documents must be printed on the construction documents.
- All pages of the plan set shall be the same size. If different discipline designers use different page sizes, have smaller pages re-printed on sheets the size of the largest in the set. Plumbing and gas plans shall be submitted on the same size sheets as the other plans in the building permit package.
- Provide the Plumbing and/or Fuel Gas code edition used for design. The current code edition is the 2018 IPC/IFGC (VUSBC).
- Clearly distinguish new work from old work.
- Provide handicap elevation details and dimensions for all plumbing fixtures.
- Clearly identify each plumbing/gas sheet with distinct sheet numbers.
- A Plumbing/Gas Permit is required prior to scheduling inspections.

Water Service (from meter to within 5' of building)

- Indicate maximum developed length of pipe.
- Indicate water demand in water supply fixture units (see IPC-table E103.3(2)).

- Indicate size of water service pipe. Unless otherwise indicated available pressure is assumed to be 40 psi.

Water Distribution (inside building)

- Provide water heater type and location. Indicate source of combustion air if gas-fired.
- Indicate size of all water supply pipes.
- Show any required backflow devices and their location.
- Provide fixture schedule (indicate flush valve where provided).

Waste & Vent

- Provide plan and isometric view of plumbing systems.
- Clearly show size and location of all waste pipe and vents (label fixtures).
- Clearly show location of all cleanouts.

Kitchen Plumbing

- Clearly label fixtures intended for food preparation to verify indirect connection.
- Clearly show 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.
- Provide detail of grease interceptor showing flow control, and air intake.

Storm Water

- Provide size of conductors and leaders and amount of roof area served.
- Show secondary drainage where applicable.

Gas Plans

- Provide the total hourly gas demand of all new and existing appliances on the gas distribution system.
- Provide the hourly gas demand for each new and existing appliance connected to the gas distribution system.
- Provide a schematic plan showing lengths, sizes, materials, and pressure of the gas piping system that includes all new and existing components.
- Provide the means to supply combustion air.