

PLUMBING PLAN CHECK REQUIREMENTS

PLAN CHECK REQUIRED for:

Residential –

- All apartment, condominium or townhouse buildings and single-family dwellings with more than three water closets or more than 3,000 sf of living area are required to submit plans for plan check.
- Tank-less water heater - gas pipe size and length
- All Private Sewage Disposal Systems
For Waste Discharge Permit information contact: Los Angeles Regional Water Control Board (213) 576-6600 or www.waterboards.ca.gov/losangeles

Non-Residential –

- All non-residential installations with the exception of projects with no more than three plumbing fixtures (i.e. lavatory, bar sink or water closet)

PLUMBING PLAN SUBMITTAL REQUIREMENTS:

- Plans to include the application number and complete job address.
- Two sets of plans required (one set must be black line). Plans to be on a minimum 18" x 24" size sheets and must be legible and to 1/8th minimum scale.
- Plans must be prepared by and bear the impressed seal and wet signature of a State of California Registered Mechanical Engineer, or bear the name, address and wet signature of the licensed Plumbing Contractor who is doing the work on the project. Include on the plans Name, Address and Phone Number of licensed Engineer or Contractor.
- Isometric drawings are required for water, gas, waste and vent systems specifying piping materials, size and length to be used.

- Each set of water system isometric plans shall contain:
 - The size of each section of pipe
 - The distance from the water meter to the most remote plumbing fixture.
 - The location and size of meter and water service.
 - The expected water pressure to the water meter.
 - Location and identification of each plumbing fixture and the water heater.

- Each set of gas system isometric plans shall contain:
 - The size and length of each section of pipe.
 - The distance from the gas meter to the most remote gas appliance.
 - The location of the gas meter.
 - Location and identification of each gas appliance and its CFH rating.
(CFH=BTUs/1,100)

- Each set of Waste and vent isometric plans shall contain:
 - The size of each section of waste and vent piping.
 - The location and identification of each plumbing fixture
 - The location of required clean-outs.

