



Planning & Building Agency
 Building Safety Division
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INFORMATION REQUIRED FOR PLUMBING PLAN CHECK

B-4: 01-04-11

A. APPLICABLE BUILDING STANDARDS:

Applicable Building Standards

2010 California Building Code (CBC)	2010 California Electrical Code (CEC)
2010 California Green Building Standards (CAL Green)	2010 California Mechanical Code (CMC)
2010 California Plumbing Code (CPC)	2010 California Fire Code (CFC)
Santa Ana Municipal Code (SAMC)	California Energy Code (Title 24, Part 6)

B. PLAN CHECK SUBMITTAL REQUIREMENTS:

1. Three sets of plans (*four sets of plans for city owned projects*) are required for residential, commercial or industrial plancheck. One set will be transmitted to Public Works.
2. Complete permit application worksheet.
3. Payment of plan check fees, which is based on 65% of the permit fee not including the issuance fees, is required at time of permit application and plan check submittal.
4. Plans shall include:
 - a. Address of installation (include suite number in multi-tenant buildings).
 - b. Type of occupancy.
 - c. Site plan showing utilities:
 - (1) Water service and meter size.
 - (2) Gas meter location.
 - (3) Sewer.
 - d. Floor plan showing compliance with CBC and CPC occupancy load and accessibility requirements. Prior to submitting project into Plumbing Plan Check, it shall be the Plumbing Permit applicant's responsibility to insure the plumbing plans agree with the architectural plans in respect to the required number of plumbing fixtures, the number and location of sanitary facilities, and compliance with disabled access requirements. The number of plumbing fixtures is based on the number of occupants and use of the facility. Coordination by the Plumbing Permit applicant with the project architect/engineer shall be required.
 - e. Waste and vent isometric drawing. Specify materials, sizing, grade, etc.
 - f. Gas distribution system information:
 - (1) Load: BTU rating of each appliance, existing and proposed.
 - (2) Distance: Total developed length from meter to farthest outlet.
 - (3) Isometric drawing: Show size and material.
 - (4) Include two copies of any pertinent manufacturer installation instructions.
 - g. Water distribution system information:
 - (1) Demand: Existing and proposed including hose bibs and irrigation.
 - (2) Distance: Total developed length from meter to farthest outlet.
 - (3) Show calculations (if using Appendix "A" include chart showing allowable fixture units for each pipe size).
 - (4) Indicate types of materials to be used.
 - (5) Hot and cold water isometric drawing.
 - (6) Include two copies of any pertinent manufacturer installation instructions.

- h. Roof and overflow drains complying with CPC and CBC requirements.
 - (1) Rainwater piping shall be sized using a minimum of 4" rainfall per hour.
 - (2) Show size of each primary and secondary roof drain.
 - (3) Show size and grade of all horizontal piping.
 - (4) Provide material standards and specifications.
 - (5) Show point of discharge.
 - (6) Show overflow scuppers (if applicable).
 - (7) Show square footage of roof area to be served by each drain.

C. TYPES OF WORK REQUIRING A PLUMBING PLAN CHECK:

- 1. Multiple single family residential developments (tracts). Three or more SFD or units.
- 2. Commercial projects when overall plumbing permit fees exceed \$250.00 (that plancheck threshold does not include issuance fees).
- 3. On site domestic water and sanitary sewer. (Separate plans, plan check & fees).
- 4. The following are examples of plumbing installations that shall require a plan check unless an exception is allowed by the inspection or plan check staff.
 - a. Pumped systems for example: sewage ejectors, rain water sump pumps, etc. (hot water circulating pumps are excluded).
 - b. Combination waste & vent systems
 - c. Roof drain systems.
 - d. All dental units.
 - e. Process Piping
 - f. Commercial gas systems.
 - g. All interceptors and clarifiers.
 - h. Private sewers
 - i. All reclaimed water systems.
 - j. Nothing herein shall prevent an inspector from requiring submission of plans for plan check when, in the opinion of the inspector, exceptional or other circumstances make plan check necessary.

D. WORK THAT MAY NOT REQUIRE A PLUMBING PLAN CHECK:

A single family residential unit.