

**PLUMBING PROBLEM CODES**

<b>DESCRIPTION</b>	<b>COMMENTS</b>
GRAB BARS	Please provide grab bars for accessible toilet compartment and indicate on plans. (Ref. ANSI A117.1-2009, 604.5, 604.10.4 and 609.4.2)
FLOOR/CEILING DESIGN NUMBER	Provide a design number (UL or other) for the required fire-resistance rated floor/ceiling and/or roof/ceiling assembly. (VPC 307.3)
BACKFLOW PREVENTER	Please provide a backflow prevention device that conforms to VPC Table 608.1 and indicate on plan or schedule.
PROTECTION OF POTABLE WATER SUPPLY	Potable water connections to fixtures, equipment, and appliances shall comply with VPC 608.1-608.17.
ANTI-SCALD CONTROLS REQUIRED	Please provide compliant water temperature limiting and pressure balancing control devices for showers. (Ref. VPC 424.3 and 424.4)
TEMPERED WATER FOR PUBLIC HAND SINKS	Please provide tempered water for public lavatories and hand sinks. The tempered water shall be delivered by an approved water temperature limiting device. (Ref. VPC 416.5)
TRAP PRIMER	Trap seals of emergency drains and non-emergency drains (which are subject to evaporation) shall be protected by one of the methods listed in VPC 1002.4.1.1 through 1002.4.1.4.
MINIMUM NUMBER OF FIXTURES	Please provide calculations indicating required minimum number and type of plumbing fixtures. Also show all plumbing fixtures on plans. (Ref. VPC 403.1 and 403.1.1)
DRINKING FOUNTAIN	Please provide compliant drinking fountains as per code. One for wheel chair access and one for standing persons. (Ref. VPC 410.3)
REQUIRED PUBLIC TOILET FACILITIES	Please provide compliant public toilet facilities. Note, the route to these public facilities shall not pass through kitchens, storage rooms or closets. (Ref. VPC 403.3.1)
SEPARATE FAC. FOR EACH SEX	Please provide separate facilities for each sex. (Ref. VPC 403.2)
SERVICE SINK	Please provide or identify a service sink. (Ref. VPC 403.1)
GAS PIPE SIZES INADEQUATE	Please verify all gas pipe sizing per gas pressure, pressure drop and developed length indicated by designer. (Ref. VFGC 402.3).
PROVIDE GAS PLAN & RISER DIAG.	Please provide a complete gas plan and flat 2D riser diagram. Please make sure to identify all BTU/H loads, pipe sizes, pressure, pressure drop, and fully developed length on plan and riser diagram. (Ref. VPC 109.1, VFGC 402.1, 402.3, and 402.4)
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 99)
SEDIMENT TRAP	Please verify the sediment trap (tee with nipple and cap) is 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. (Ref. VFGC 408.4)
PLASTIC PIPE, TRACER WIRE	Provide/identify a tracer wire of minimum 18AWG for all underground plastic gas pipe. (VFGC 404.17.3)
REQUIRED PAN	Please provide pan under water heater. Water heater appears to be located where the leakage will cause damage. (Ref. VPC 504.7)
WATER HEATER DETAILS	Please provide water heater details indicating that the installation complies with VPC/VPC 501.3 and 504 (Ref. VPC 109.1, 109.3, 501.3, 504)
SEAL OR MASTER/CLASS A	The plumbing drawings shall bear the seal and signature of the registered design professional in the Commonwealth of Virginia. (Virginia Administrative Code, Title 18, Section 10-20-760, section B). Additional information is available at <a href="https://www.fairfaxcounty.gov/landdevelopment/signed-and-sealed-drawings">https://www.fairfaxcounty.gov/landdevelopment/signed-and-sealed-drawings</a>
CODE MODIFICATION REQUEST REQ.	Because the proposed design may not specifically comply with the letter of the code, a written code modification request may be submitted for review by the Building official for approval or denial. Please use the following link to complete the code modification request form: <a href="https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/forms/code_modification_request.pdf">https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/forms/code_modification_request.pdf</a>
COMPLETE PLUMBING PLANS	Please provide complete plumbing floor plans and flat 2D riser diagrams. Please show all existing drain, waste, vent, and water piping; all new work associated with the relocation and existing fixtures and new fixtures. Please also identify all new connection points to the existing system(s). (Ref. VPC 109.1 and 109.3)
COORDINATE PLANS AND RISER	It appears that the DWV and/or water pipe floor plans and their applicable riser diagrams do not agree with each other. Please coordinate plans and risers. (Ref. VPC 109.1 and 109.3)
PROVIDE PLUMB. DEMO. PLAN	Please provide a complete and legible plumbing demolition plan. (Ref. VPC 109.1 and 109.3)
MIN. DRAWING SIZE 21X30	For commercial drawings: please submit drawings that are no smaller than 21"x30" (minimum size). (Ref. VPC 109.1 and 109.3)
CLEAR INDICATE SCOPE OF WORK	Permit is marked as footing and Foundation only. Please clearly indicate which portion of the risers and which plans are intended to be part of this submittal. (Ref. VPC 109.1 and 109.3)
PROVIDE FLAT RISER	Please note that Fairfax County requires complete 2D riser diagrams. Isometric riser diagrams are not acceptable. (Ref. Fairfax County new Commercial Building Publication <a href="http://www.fairfaxcounty.gov/dpwes/publications/commercial_str.pdf">http://www.fairfaxcounty.gov/dpwes/publications/commercial_str.pdf</a> and Fairfax County Building Officials Blog June 23,2016 <a href="http://www.fairfaxcounty.gov/dpwes/blogs/bo-archive-information.htm">http://www.fairfaxcounty.gov/dpwes/blogs/bo-archive-information.htm</a> . VPC 109.1 and 109.3)
PLUMB HAND SINK DIRECTLY	Please directly connect hand sinks to sanitary system. (Ref. VPC 802.1 and 301.3)
HEALTH DEPT. APPROVAL REQUIRED	FIDO shows an incomplete Health Department review. Please note that the plumbing plans cannot be reviewed until the Health Department review is shown approved. The Health Department may be contacted at 703-246-2510, TTY 711. (Ref. VPC 109.1 109.4 and 109.5)
MINIMUM PLUMB.FIX.SERVING POOL	Please verify minimum showers for pool per Fairfax County Water Recreation Facilities Ordinance. Occupancy used to calculate shower requirement is different than the occupancy used to calculate remaining plumbing fixtures which are based in building code (Ref. VPC 403.1 and Fairfax County Water Recreation Facilities Ordinance)
OCC.USED TO CALC.MINIM PLUMB FI	Currently there is a pending comment on the building review about the occupant load: in order to complete the review of the plumbing plans, the correct design occupant load based on VCC 1004 is needed. Therefore, please note that additional comments might be generated after resubmitted plans have been reviewed.
NOT A PLUMBING FAST TRACK	Please note, the plans do not comply with the criteria for the Fast Track Program. The plumbing review will be conducted through the standard submission procedures. (Ref. VPC 109.1, 109.3, and 109.4)
PROVIDE RISER DIAGRAMS	Please provide flat 2D riser diagrams for all new and existing sanitary, vent, and water piping as applicable to the scope of work. Please show all points of connection to and disconnection from the piping systems. (Ref. VPC 109.1 and 109.3)
SITE AND PLUMBING PLAN COORD.	Please note, the site utility plans and the plumbing floor plans do not match. Please coordinate. (Ref. VPC 109.1 and 109.3)
WWM APPROVAL REQUIRED	Please note an approval from Wastewater Management is required prior to a plumbing approval. Please contact their office at 703-550-9740 x252, TTY 711. (Ref. VPC 109.1, 109.3, 302, 701.5, and 803.2)

CLEANOUTS REQUIRED	Please provide and identify the size and location of all required cleanouts. (Ref. VPC 109.1, 109.3, 708.1)
COOLING TOWER INFO NEEDED	QUESTION: Does the design for this building include a cooling tower? If yes, please provide via email at _____@FAIRFAXCOUNTY.GOV the following information: 1) To what system is the cooling tower discharging into? Sanitary or storm 2) Please email me a PDF of mechanical plan showing the location(s) of the cooling tower. 3) Please email me a PDF of the plumbing riser diagram for domestic water and either the sanitary or storm referring to the cooling tower. 4) Please confirm that you have reviewed the information on <a href="http://www.fairfaxcounty.gov/publicworks/stormwater/cooling-towers">www.fairfaxcounty.gov/publicworks/stormwater/cooling-towers</a> Please note that this comment will be marked resolved as soon as I get this information.
TABLE FOR DFU CHARGES	Non-residential projects in Fairfax County are subject to wastewater fees (or credits) which are directly dependent on the amount of drainage fixture units to the sewer system. In order to properly charge for this fee, please provide a table indicating the type and amount of fixtures that are: existing to remain, existing to be removed, added. Please ensure that the DFU calculations comply with VPC 709.4, 709.4.1 and table 709.1.
UNABLE TO REVIEW	A full plumbing review was not completed because the floor plans and riser diagrams are not legible. For a complete plumbing review to be performed for this project, please make sure that the resubmitted floor plans comply with the following: A) plumbing pipes must have a unique label and lineweight so each one can be easily traced B) notes must be provided for all pipes that continue on another sheet C) pipe sizes must be provided on all mains and branches D) the style used to display pipes must be single line for all pipes and needs to stand out from the architectural background. E) the minimum scale of non-residential buildings is 1/8 inch = 1 foot.  Also please make sure that the resubmitted isometric riser diagrams comply with the following: 1) All pipes must be clearly labeled (keynotes are not accepted), sized with corresponding loads (WSFU, DFU, CFH) and the direction of run needs to be identified. 2) All pipe runs must be displayed with a single line (not doubled lined as shown on the Revit model) with a unique lineweight and linetype. 3) All vertical pipe runs passing thru floors or planes must be identified. 4) All connection points to fixtures/equipment must be labeled while all fixtures/equipment 3D symbols must not be displayed. 5) Not more than 2 pipe runs can overlap each other.  Please note additional comments might be generated on the resubmitted plans and riser diagrams.
DRAIN PIPE SIZES INADEQUATE	Please verify all sanitary drain pipe sizing is adequate for the number of DFU, and slope of the piping indicated by designer. (Ref. VPC 710.1)
OPEN COMMENT - ACCESSIBILITY	Currently there is a pending comment on the building review about the restrooms to be fully accessible: in order to complete the review for the plumbing system, this comment needs to be addressed and resolved first. Therefore, please note that additional comments might be generated after resubmitted plans have been reviewed.
GREASE INTERCEPTOR AND AUTO.GR	Please provide capacity calculations for grease interceptor or automatic grease removal device indicating sufficient capacity to serve the fixtures attached. (Ref. VPC 1003.3.4)
PROVIDE DFU, WSFU, CFH, SQFT	Please provide gas loads in CFH, drainage fixture units (DFU), water supply fixture units (WSFU) and the covered area (SQFT) on the submitted riser diagram for all mains and branches. Please note that additional comments might be generated after this information has been provided. (VPC 109.1, 109.3)
OPEN COMMENT - RESTROOM	Currently there is a pending comment on the building review about providing family-assisted restrooms and/or bathing rooms: in order to complete the review for the plumbing system, this comment needs to be addressed and resolved first. Therefore, please note that additional comments might be generated after resubmitted plans have been reviewed.
STORM PIPING UNDERSIZED	Please verify all storm drain pipe sizing is adequate for the projected horizontal area in square feet, and slope of the piping indicated by designer. (Ref. VPC 109.1, 109.3, 1106.3)
FLAT VENTIING IS PROHIBITED	Please verify that plans and risers do not include flat venting. Flat venting is prohibited except for interceptors located outdoors. Note that all 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 off setting horizontally. (Ref. VPC 905.4)
WATER HEATER INFORMATION	Provide the water heater KW or BTU/H input rating and storage size. (VPC 109.1, 109.3)