



## 2021 IRC Inspection Checklist

### Under Slab Plumbing

#### General

- AHJ stamped and approved plans shall be on site. (R106.3.1)
- Plumbing is not to be covered or buried prior to a visual inspection and test. (R2503.2)
- Trench and backfill shall be free of construction debris, coarse material, and rocks. Trench shall be to the proper grade with compacted earth, sand, fine gravel or similar granular material. (P2604.1 and 2604.3)
- If plumbing passes through the foundation wall, you must provide a min. ½" protection from settlement by sleeve of 2x the pipe size or providing a relieving arch.
- Trenching installed parallel to footings and walls shall not extend into the bearing plane of a footing or wall. The upper boundary of the bearing plane is a line that extends downward, at an angle of 45 degrees (0.79 rad) from horizontal, from the outside bottom edge of the footing or wall. (P2604.4)
- The annular space between the outside of a pipe and the inside of a pipe sleeve or between the outside of a pipe and an opening in a building envelope wall, floor, or ceiling assembly penetrated by a pipe shall be sealed with caulking material or foam sealant or closed with a gasketing system. The caulking material, foam sealant or gasketing system shall be designed for the conditions at the penetration location and shall be compatible with the pipe, sleeve and building materials in contact with the sealing materials. Annular spaces created by pipes penetrating fire-resistance-rated assemblies or membranes of such assemblies shall be sealed or closed in accordance with the building portion of this code. (P2606.1)

#### Water Service Piping:

- Use of approved materials that are prescribed in the code or listed for use
- When a metallic water service also serves as the grounding electrode, the replacement pipe must be metallic OR drive a ground rod

- Water service pipe may not be less than ¾"
- Minimum burial depth exterior of building envelope is 12"
- Water meter may not be in the driveway

**Sewer Pipe:**

- 12" min. burial depth
- Minimum slope of ¼" per 1' of run for pipe size 2" and smaller. 1/8" slope per 1' of run for pipe 3"-6"
- Cleanout for each 100' and each direction change >45 degrees
- Piping must be bedded on firm backfill of approved materials, free of rocks, debris, or voids under the pipe.
- Sewer piping from the cleanout at the building drain/building sewer connection shall have a tracer wire (#18 gauge min.) run with the piping to the sewer tap.

**Drain & Vent Piping:**

- Maintain min. ¼" in 12" slope per foot. (P3002.3.1)
- Use fittings and materials approved for the purpose.
- 10' high water column pressure test on the drain/waste/vent system OR 5psi air pressure test for 15 minutes.
- Repairs to defective parts or connections must be made by replacing the part.
- Only 1 and 2 fixture unit fixtures may drain into the vent of another fixture. Use next size piping for the "wet vent."

**Water Piping:**

- No joints allowed under the slab.
- Wrap or sleeve penetrations through slab.
- Hot water lines must be insulated.
- Air pressure test of 50psi for 15 minutes.