



INFORMATION BULLETIN

**IB-057**

Eff: 01-01-2020 Rev: 09-14-2020

**Plan Submittal Guideline for Plumbing Projects**

The purpose of this Information Bulletin is to provide a quick reference guide to inform applicants about the type of information required on plumbing plans that are submitted to the City for the plan check and permitting of plumbing projects for multi-family residential developments (e.g., apartments, condos, etc.) and nonresidential developments (e.g., office, retails, restaurants, etc.). Plumbing plans shall comply with the 2020 Edition of the California Plumbing Code (CPC) and California Building Code (CBC). The lists contained herein is a general guideline of the minimum documents or information required. For additional information regarding specific document submittal requirements, please visit, email or contact staff at the Development Permit Center.

A complete set of plumbing plans is essential to ensure that plan review staff can perform a technical review of the project with minimal delay. To assure that submitted plans are can be acceptable for plan review, please provide the minimum information or documents outlined in the table below.

<b>PLAN STANDARDS:</b>
1. All plans shall be legible. Faint pencil drawings, faint carbon copies, and faint blueprints are not acceptable.
2. The background shall be as light as possible and of uniform density.
3. The size of each sheet shall be limited to a minimum of 18" x 24" and a maximum of 36" x 48".
4. The minimum lettering size shall not be less than 1/8".
<b>PLAN REQUIREMENTS:</b>
5. Provide one (1) scaled copy of the plumbing plans.
6. All plumbing plan sheets shall be stamped and signed by the Responsible Party. Responsible Party shall mean a registered design professional licensed in the State of California in the following area(s): Plumbing Engineer, Civil Engineer, Architect or Design/Build Plumbing Contractor.
7. Provide a complete and accurate Development Services Permit Application.
<b>GENERAL INFORMATION REQUIRED:</b>
8. Indicate the project address on the plumbing plans.
9. A Development Services Permit Application for permitting shall be provided for each building.
10. Indicate the scale used on the plumbing plans.
11. Provide a complete symbol legend showing all symbols used in the plumbing plans.
12. Site plan shall show the following utilities: water service and meter size, gas meter location, and sewer.
13. Provide a complete fixture schedule, include maximum flowrate, make and model, etc.
14. Floor plan shall show compliance with the occupancy load and accessibility requirements of the CBC and CPC. The plumbing plans shall reflect the information on the architectural plans with respect to the required number of plumbing fixtures, the number and location of sanitary facilities, and compliance with disabled access requirements. The number of required plumbing fixture is based on the number of occupants and use of the building.

15. Clarify the scope of work. Indicate all work as being either new or existing.

**Waste and vent system information:**

16. Load: Existing and proposed.

17. Isometric drawing: Show pipe size and load for all fixtures; indicate grade of horizontal piping.

18. Provide material standards and specifications.

**Gas distribution system information:**

19. Load: Existing and proposed, including BTU rating of each appliance.

20. Distance: Total developed length from meter to farthest outlet.

21. Isometric drawing: Show pipe size and developed length for all appliance.

22. Provide material standards and specifications.

23. Provide a copy of any pertinent manufacturer installation instructions.

**Water distribution system information:**

24. Demand: Existing and proposed, including irrigation.

25. Distance: Total developed length from meter to farthest outlet.

26. Show calculations (if using Appendix "A" include chart showing allowable fixture units for each pipe size).

27. Isometric drawing: Show hot and cold-water pipe size and demand for all fixtures.

28. Insulate all domestic hot water piping and insulation thickness shall be based on each pipe size.

29. Provide material standards and specifications.

30. Provide a copy of any pertinent manufacturer installation instructions.

31. Provide Certification of Compliance when installing CPVC piping for potable water use.

**Roof and overflow drains complying with CPC and CBC requirements:**

32. Rainwater piping shall be sized using a minimum of 2" rainfall per hour.

33. Show size of each primary and secondary roof drain.

34. Isometric drawing: Show pipe size and square footage of roof area to be served by each drain; indicate grade of horizontal piping.

35. Show point of discharge.

36. Show overflow scuppers (if applicable).

37. Provide material standards and specifications.

**PLUMBING PLAN CHECK NOT REQUIRED:**

38. Plumbing fixtures within a single-family dwelling.

39. Replacing existing plumbing fixtures with the same type and location.

40. Replacing water heaters with the same storage size and gas load.

41. Replacing underground water pipes with the same size and material.

42. Sewer cap.

43. Sewer alteration, repair or replacement.

44. Low pressure gas piping systems with up to 5 outlets.

45. Adding earthquake valves same size as existing gas main.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at [longbeach.gov/lbds](http://longbeach.gov/lbds) and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.