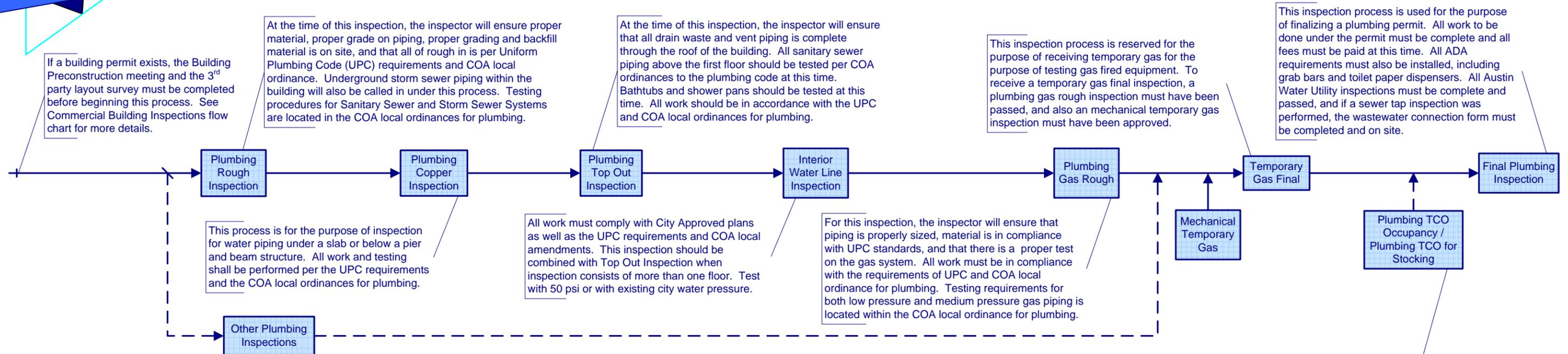


Commercial Plumbing Inspections^{1,2}

Thursday, August 09, 2007



1. This is **not a comprehensive check list** for any of the plumbing inspections described above. If is provided solely to depict the general process flow. Contractors must ensure that all items meet the requirements of the Uniform Plumbing Code Book and COA local amendments which can be found at the City Office or on the COA website. Local ordinances can be found at <http://www.ci.austin.tx.us/development/bpinfo1.htm>.

2. For all inspections above, the address must be posted on site and the City Approved plans must be available to the inspector on site. The inspector must ensure that the work matches the plans at every inspection.

Other inspections include inspections outside of the building, such as, Sewer Yard Line, Water Yard Line, Gas Yard Line, Fire Line Rough, Irrigation Rough, Sewer Tap, and Grease Trap Rough. Medical Gas Rough, Medical Gas Top Out, Medical Gas Final, and Boiler/Hot Water Heater Rough (only called if installing or replacing a boiler or hot water heater) are also included in these other inspections because they are most often done on an existing building. All of these inspections can be conducted at any time after layout inspection, but prior to the temporary gas final inspection. They can be performed simultaneously with the other inspections. **All work must comply with City Approved Plans as well as all UPC requirements and local amendments.**

Sewer Yard Line Inspection: This inspection process is reserved for sewer lines that are located outside of a building from 5' away from the building up to the sewer tap. For this inspection, the inspector will ensure that the work complies with the UPC requirements and the COA local ordinance for plumbing. All new piping in a sewer yard line must be tested with the same requirements of a plumbing rough inspection.

Water Yard Line Inspection: This inspection process is reserved for water piping installed underground outside of a building. The inspector will ensure that all materials and work meets the requirements of the UPC and COA local ordinances for plumbing. Care should be taken to ensure that the location of the water line does not constitute a health hazard.

Gas Yard Line Inspection: This inspection process is reserved for the inspection of underground gas piping on the exterior of a building. The inspector will ensure that all material and work is compliant with the UPC and the COA local ordinances for plumbing. All metallic piping must have a factory installed protective coating, and a factory assembled riser must be used on all plastic piping. Testing procedures for a gas yard line will follow the same procedures as a plumbing gas rough inspection and can be found in the COA local ordinance for plumbing.

Fire Line Rough Inspection: This inspection process is reserved for underground fire line and fire line risers into a building. The inspector will ensure that all work and material complies with the requirements of the current edition of the National Fire Protection Association (NFPA) 24. Testing will be performed by the contractor for the Fire Department.

Irrigation Rough Inspection: This inspection process is reserved for irrigation installers. For this inspection, the inspector will ensure that the backflow preventer is properly installed in a meter box and that there is a backflow preventer test report.

Sewer Tap Inspection: This inspection process is reserved solely for the inspection of a sewer yard line that has been extended across a property line and tied into a COA sewer tap. For this inspection, the inspector will ensure that the tap meets requirements of the Austin Water Utility Sewer Tap criteria.

Grease Trap Rough Inspection: This inspection process is reserved solely for the inspection of a commercial grease trap. The inspector will ensure that the grease trap is installed per the COA approved method of installation for underground grease traps. It is very important that at the time of inspection, the industrial waste letter be located on site. The testing procedure is a water test 1" into the lid of the grease trap.

Medical Gas Rough Inspection: This inspection process is to be used at the time of the initial pressure test for all positive pressure medical gases and vacuum piping. The inspector will ensure that all requirements of the current NFPA 99 have been met.

Medical Gas Top Out Inspection: This inspection process is used for the sole purpose of conducting cross connection and blow down testing with the inspector. The inspector will ensure that all work meets the requirements of the current addition of the NFPA 99.

Medical Gas Final Inspection: This inspection is used solely for finalizing out a Medical Gas Permit. All work to be done under the permit must be complete at the time of this inspection. This inspection should be scheduled on the same day as the system verification. The inspector will ensure that all aspects of the medical gas system are in complete compliance with the current edition of the NFPA 99.