

Plumbing Systems Narrative

General Criteria and Specification Listings

The plumbing systems installation will meet the requirements of the following codes and standards:

- International Building Code, 2018 Edition with Georgia amendments
- International Mechanical Code, 2018 Edition with Georgia amendments
- International Plumbing Code, 2018 Edition with Georgia amendments
- International Energy Conservation Code, 2015 Edition with Georgia amendments

All equipment, devices, and fixtures will be new and conform to the standards of the following where such standards are applicable:

- National Electrical Manufacturers Association.
- Underwriters' Laboratories, Inc.
- American Society of Mechanical Engineers.
- American National Standards Institute.
- National Fire Protection Association.

All existing plumbing systems and equipment are to be demolished.

Domestic Water Systems

New water services will be provided to the building. Preliminary calculations indicate that the new service will need to be 1-1/4".

Piping systems for potable water on will be supplied to each new fixture by a distribution system consisting of Type 'L' copper pipe and tubing with solder joints (no-lead type).

All water piping will be insulated with fiberglass pipe insulation.

Drainage Systems

A complete sanitary, waste and vent system will be provided in the building to drain all new fixtures and floor drains. Drainage system will consist of PVC DWV pipe and fittings. Preliminary calculations indicate that a 4" service will be required. The size of the existing service is not known at this time but it is assumed that it is not reusable.

A complete storm drainage system will be provided in the new portions of the building to drain all new roof and deck drains. Drainage system will consist of PVC DWV pipe and fittings. Preliminary calculations indicate that a 6" service will be required.

Natural Gas System

Natural gas will be supplied to the gas fired mechanical equipment by a distribution system of Schedule 40, black steel piping.

Plumbing Fixtures

Water closets will be white, vitreous china, floor mounted tank type water closets with elongated bowls, and open-front seats without covers. Fixtures will be manufactured by American standard, Crane, Eljer, or Kohler.

Water closets with rim height of 18" will be provided as required to meet requirements of accessibility codes.

Lavatories will be white vitreous china countertop or underhung lavatories with faucets, pop-up drains, p-traps, and wheel handle angle stops. Fixtures will be manufactured by American Standard, Crane, Eljer, or Kohler.

Lavatories with insulated offset tailpieces, traps and supply stops will be provided as required to meet accessibility codes.

Showers will be one-piece fiberglass units with anti-scald protection controls and shower heads.

Mop basins will be terrazzo receptors with faucets, stainless steel strainers, p-traps, and flexible supplies with stops. Fixtures will be manufactured by Fiat or Stern-Williams.

Breakroom/Kitchen sinks will be type 304 18 ga. stainless steel with faucets, crumb cup strainers, p-traps, and flexible supplies with stops. Fixtures will be manufactured by Just or Elkay.

Domestic Water Heating Systems

Hot water for lavatories, showers and sinks will be supplied by a 50 gallon tank type electric water heater. A thermostatic mixing valve will be used to blend the hot with cold water for scald-free tempered water to be supplied to the fixtures. A recirculation pump and piping system will be provided to minimize water and energy loss and wait time for hot water.

End of Plumbing Narrative