

PLUMBING- GAS INSPECTION CHECKLIST

2021 International Residential Plumbing / Fuel Gas Code with Local Amendments

Inspection Checklist

In ground

1. Static water test: 20-minute test with no drop in DWV with a 10 foot head tested with 4" stack filled to top. **Leave water test until after concrete is placed, no water in pipes when foundation inspection occurs "does not pass, LEAK assumed."**
2. If PVC, schedule 40 only – no co-extruded cellular core – Must use purple primer.
3. 4" size Schedule 40 sewer line with two-way cleanout 18" from foundation,
4. Sleeve all DWV passing through beams with schedule 40 or SDR 26, 2 sizes larger than the DWV [ex. 2" sleeve with 4", 3" sleeve with 6"],
5. Water line under slab to be sleeved continuously with .025" thick radial wall polyethylene sleeve terminating 6" above finished floor. Material should be copper type L, K or PEX-a.
6. Water looped under slab to have line pressure or an air test at 75 PSI.
7. Leave water in DWV until after concrete is placed. Should the test stack have no water "a leak will be assumed" and no concrete shall be placed.
8. Use proper bedding, all fittings should be exposed and all material labels visible.

Top out

1. Static test: Run riser from lavatory to above highest top plate and fill to top – no leaks.
2. Nail plates: Inside/outside if closer than 1 1/2" to surface and install code nail plates on top & bottom plates,
3. Check floor/ceiling joists for location of bored or notched holes (see Boring and Notching Standard),
4. Proper gradient of DWV,
5. Water line: insulated 3' from outside walls/roof and all exposed lines,
6. Water line to house 12" deep – Schedule 40 PVC or Type "L" or "K" copper or PEX-a.
7. Location of water heater for support, elevation (18" in garage) and clearance per manufacturer instructions,
8. Water service: Seal sleeve at entrance to building, [see local amendment]
9. Vent through roof (VTR) location and height (**Local 12" minimum**), none within 10' of operable window or air intake,
10. Gas lines: [**HAVE CITY APPROVED GAS RISER DIAGRAM ON SITE FOR THE INSPECTORS**]
 - 40 PSI minimum,
 - Proper support,
 - Boring and Notching Standard requires 5/8" wood between the edge of the hole and the edge of the framing member.
11. CSST - see checklist,
12. Gas sleeve to island – proper venting and each end sealed, see city detail.

Gas Turn On (GTO)

- 4" manometer rated for 15 lbs marked in 1/4 # increments TEST at 10 psi min. for 10 minutes with no drop.
- All fixtures and equipment shall be completely ready for operation. The only exception is a cook top or range which can be installed at the final; however a gas valve stop and capped appliance connectors shall be installed.
- All stub outs for future equipment shall have a valve stop installed and be capped.

****ALL FINAL INSPECTIONS ARE PERFORMED AT THE SAME TIME****

Final

1. Roof jacks and appliance vents - storm collars,
2. Hose bibb back siphon preventers (locked),
3. Water meter box: Correct height to grade and cleaned out.
4. Sewer cleanouts: Accessible, caps and collars glued on,
5. All fixtures: Proper operation with no leaks,
6. Exposed water lines in attic: insulated,
7. All gas lines supported properly,
8. A/C condensation lines properly connected to active trap,
9. Access panels: Tubs, main water valve, gas valves,
10. Approved water protection device, certified & tested when required by code for any hazardous occupancy, lawn irrigation and fire sprinkler systems.

Note the items underlined at PART of the Local Amendments for West University Place and a complete list is available.

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