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PLUMBING SPECIFICATIONS

Provide all plumbing items indicated on the drawings, described herein or otherwise required for a complete and proper installation, including:
A. Plumbing fixtures, fittings and equipment.
B. Hot and cold water systems.
C. Drain waste and vent piping systems.
D. Indirect waste piping, including all valves, traps, piping and accessories for all equipment. Size per equipment requirements.

Comply with all applicable codes, standards and ordinances, including requirements of the Georgia State Minimum Standard Plumbing Code (2024 International Plumbing Code with all Georgia State Amendments), Georgia State Minimum Standard Gas Code (2024 International Gas Code with all Georgia State Amendments), Georgia State Minimum Standard Energy Code (2015 International Energy Conservation Code with all Georgia State supplements and Amendments), and the DOJ 2010 ADA Standards for Accessible Design with Georgia Amendments of Rule 120-3-20.

The contractor should not attempt to precisely scale dimensions from these drawings to obtain construction dimensions and clearance. The contractor shall verify all actual dimensions and clearances. Although these plans are diagrammatic in nature, they shall be followed as closely as site conditions, new construction, and work by other trades shall permit. Deviations from these drawings, which are required to conform to the available space or to actual building construction, shall be made at no additional cost to the owner.

The submission of a bid or proposal will be construed as evidence that the contractor has familiarized himself with the plans and building site. Claims made subsequent to the proposal for materials and/or labor due to difficulties encountered will not be recognized unless these difficulties could not have been foreseen, even though proper examination had been made.

Fabrication or ordering of any material or equipment prior to verification of site conditions shall be done at the contractor's risk.

All equipment and material shall be new and of first quality. Equipment and material shall be the same or equal to the basis of design listed on these drawings.

Coordinate with all trades and verify all equipment rough-in items and locations with the equipment supplier or contractor. All re-work and corrections required due to lack of coordination shall be the contractor's responsibility, and done at no cost to the owner.

Submit shop drawings and material data submittals to the engineer for approval before installation. No substitutions shall be allowed without prior approval by the engineer. Product data for piping, insulation, valves, specialities and all fixtures and equipment scheduled and specified here. For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.

All equipment and flue materials shall be U.L. listed.

Installation shall comply with manufacturer requirements including all clearances recommended for proper operation of service. All serviceable parts shall be readily accessible.

Below ground sanitary drain and vent piping shall be solid-wall ASTM D2665 schedule 40 PVC. Install underground, PVC plastic drainage piping according to ASTM D2321. Above ground sanitary drain and vent piping shall be cellular-core ASTM F891 schedule 40 PVC. Install aboveground PVC piping according to ASTM D 2665. All aboveground piping shall be adequately supported. Sanitary drain and vent piping shall have PVC Socket Fittings (ASTM D 2665, made to ASTM D 3311, drain, waste, and vent patterns and to fit Schedule 40 pipe). Slope pipe sizes 6" and under at 1/8 inch per foot continuously toward public sewer. Slope pipe sizes 8" and larger at 1/16 inch per foot continuously toward public sewer.

Insulate aboveground floor drains, traps, and sanitary drain piping within 10 feet of drain receiving condensate and equipment drain water below 60° with 1" thick type i performed glass-fiber pipe insulation, 1-1/2" cellular glass, or 1" flexible elestomeric.

All above ground domestic water distribution piping shall be ASTM D 2846, SDR11, schedule 40 CPVC with socket fittings. All piping shall be adequately supported. Disinfect all domestic water piping after installation. All underground domestic water distribution piping 1" and smaller shall be ASTM D 876 & ASTM F 877 PEX with no fittings underground. All underground domestic water distribution piping 1-1/4" and larger shall be ASTM D 1785 schedule 40 PVC with ASTM D 2466 PVC socket fittings.

DOMESTIC WATER PIPING CLEANING

A. Clean and disinfect potable domestic water piping as follows:
   1. Purge new piping and parts of existing piping that have been altered, extended, or repaired before using.
   2. Use purging and disinfecting procedures prescribed by authorities having jurisdiction; if methods are not prescribed, use procedures described in either AWWA C651 or AWWA C652 or follow procedures described below:
      a. Flush piping system with clean, potable water until dirty water does not appear at outlets.
      b. Fill and isolate system according to either of the following:
         1) Fill system or part thereof with water/chlorine solution with at least 50 ppm (50 mg/L) of chlorine. Isolate with valves and allow to stand for 24 hours.
         2) Fill system or part thereof with water/chlorine solution with at least 200 ppm (200 mg/L) of chlorine. Isolate and allow to stand for three hours.
      c. Flush system with clean, potable water until no chlorine is in water coming from system after the standing time.
      d. Repeat procedures if biological examination shows contamination.
      e. Submit water samples in sterile bottles to authorities having jurisdiction.
B. Prepare and submit reports of purging and disinfecting activities. Include copies of water-sample approvals from authorities having jurisdiction.
C. Clean interior of domestic water piping system. Remove dirt and debris as work progresses.

Domestic water piping shall be insulated with Owens Corning type ASJ/SSL-II heavy density fiber glass with all service jacket. Insulation shall have a flame spread rating not to exceed 25 and a smoke density not to exceed 50 when tested in accordance with U.B.C. standard 42-1. Provide mastic on all joints and exposed ends of insulation. Insulate domestic Cold water piping in unconditioned spaces such as exterior corridors, attic, basements, etc with 1/2" thick insulation for piping 1-1/4" & smaller and 1" thick insulation for piping 1-1/2" & larger. Insulate all domestic Hot water supply and return piping with 1" thick insulation for piping 1-1/4" & smaller and 1-1/2" thick insulation for piping 1-1/2" & larger.

Above ground natural gas piping shall be ASTM A53; Type E or S; Grade B; Schedule 40; black steel with malleable iron threaded fitting per ASME 16.3 Class 150. Flexible connectors shall comply be ANSI Z21.24 of copper alloy. Gas stops shall have bronze body with AGA stamp and bronze plug with lever handle. Valves shall be ASME B16.33 with IAS-listed bronze body. Coordinate connection of gas service and installation of meter with gas utility company. All piping shall be adequately supported. Prime & paint all exposed outdoor piping. Line gas pressure regulators shall comply with ANSI Z21.80. Appliance gas pressure regulators shall comply with ANSI Z21.18. Provide vent limiting device for regulators located indoors. Provide vent protector device for regulators located outdoors.

Underground natural gas piping shall be ASTM D2513 PE pipe and fittings joined by heat fusion; service-line risers with tracer wire terminated in an accessible location. PE Fittings shall be ASTM D 2683, socket-fusion type or ASTM D 3261, butt-fusion type with dimensions matching PE pipe. PE transition fittings shall be factory-fabricated fittings with PE pipe complying with ASTM D 2513, SDR 11; and steel pipe complying with ASTM A 53/A 53M, black steel, Schedule 40, Type E or S, Grade B. Install underground PE natural-gas piping according to ASTM D 2774. Use Factory fabricated and leak tested service-line risers. Buried underground gas piping at least 36 inches below finished grade. Underground natural gas piping shall be installed with detectable warning tape on underground gas piping. Install tape directly above underground gas piping. Located tape 12 inches below finished grade, except 6 inches below subgrade under pavements and slabs.

HW & CW Valves: Use pipe size valves, as shown below:
A. Ball: Watts LFFBV-3C.
B. Check: Watts #600 or #601S.

Ball-Valve-Type Hose-End Drain Valves shall comply with MSS SP-110 for standard-port, two-piece ball valves. Copper alloy body, 3/4", 400-psig pressure rating, replaceable seats and seals, vinyl-covered steel handle, threaded short nipple outlet with garden-hose thread complying with ASME B1.20.7 and cap with brass chain.

Balancing valves shall confirmed to MSS SP-110 for two-piece, copper-alloy ball valves. Balancing valves shall be copper alloy, memory-stop type, chrome-plated brass ball, replaceable seats & seals, vinyl-covered steel handle with memory-setting device.

Fixture tailpieces, wall escutcheon, and traps for lavatories and sinks shall be brass tubing, semi-cast, or cast iron: All brass tubing shall be 17 gage, chrome plated. Exception: If the fixture tailpieces and traps are located in cabinets, the tailpiece & trap shall be PVC. Grid drains for public lavatories. Basket strainers for break room sinks.

Water Hammer Arresters shall comply with standard ASSE 1010, metal bellows type or copper piston type.

Urinal Supports shall be type I, urinal carrier with fixture support plates and coupling with seal and fixture bolts and hardware matching fixture for wall-mounting, urinal-type fixture. Include steel uprights with feet. For accessible-fixture support include rectangular steel uprights. Lavatory Supports shall be type II, lavatory carrier with concealed arms and tie rod for wall-mounting, lavatory-type fixture. Include steel uprights with feet. For accessible-fixture support include rectangular steel uprights. Plate type wall hangers for water coolers. Water closet carrier shall be ASME A112.6.1M waste-fitting assembly, as required to match drainage piping material and arrangement with faceplates, couplings gaskets, and feet; bolts and hardware matching fixture. Include additional extension coupling, faceplate, and feet for installation in wide pipe space if required.

Thermometers shall comply with standard ASME B40.200.

Lavatory/ Sink supply fittings: NSF Standard: Comply with NSF/ANSI 61 Annex G, "Drinking Water System Components – Health Effects," for supply-fitting materials that will be in contact with potable water. Standard: ASME A112.18.1/CSA B125.1. Supply Stops: Chrome-plated-brass, one-quarter-turn, ball-type valve with inlet connection matching supply piping. Wheel handle operation. Risers: Chrome-plated, soft-copper flexible tube for exposed applications and ASME A112.18.6, braided- or corrugated-stainless-steel, flexible hose for conceal behind cabinet applications.

Provide ADA Supply and Drain Protective Shielding Guards on ADA fixtures that piping is exposed. Supply and Drain Protective Shielding Guards shall comply with ICC A117.1 and Americans with Disabilities Act (ADA) requirements. Manufactured plastic wraps shall cover hot and cold water supplies, trap, and drain piping.

All pipe hangers, clamps and channels shall be adequately sized to carry pipe loads and prevent sagging.

All other materials not specifically described but required for a complete and proper installation of work of this section, shall be new, first quality of their respective kinds, and as selected by the contractor subject to acceptance by the engineer.

Lay out the plumbing system in careful coordination with the drawings, determining proper elevations for all components of the system and using only the minimum number of bends to produce a satisfactorily functioning system. Follow the general layout shown on the drawings in all cases except where other work may interfere. Unless shown otherwise, lay out all pipes to fall within partition, wall floor, or roof cavities, and to not require furring other than as shown on the drawings.

Do not cut into or reduce the size of any load-carrying member without the prior approval of the architect. Install all pipes to clear all beams and obstructions.

Extend all plumbing vents above roof to parapet height.

Permanently close and make weatherproof any openings or penetrations of the building envelope made for plumbing systems. All wall and floor penetrations shall be sleeved. All exterior wall or foundation wall penetrations shall use a mechanical seal.

Coordinate all roof penetrations with architectural plans and building and roofing trades.

Provide shut-off balls valves and unions at all water connections to equipment and appliances.

Isolate all dissimilar metals with "EPCO" dielectric unions, except for brass or bronze valves with steel pipe.

Protect the potable water supply against backflow and siphonage from equipment, fixtures, etc., using approved backflow and anti-siphon devices.

Thoroughly clean all piping and equipment. Removing all dirt, rust, oil, and plaster.

Test Sanitary and storm drainage piping by plugging all openings and filling with water to a height equal to a 10 foot head. Allow to stand one hour or longer as required. Repair leaking joints and then re-test.

No work shall be covered until it has been inspected and accepted by the local authority.

Domestic water piping tests: Fill domestic water piping. Check components to determine that they are not air bound and that piping is full of water. Test for leaks and defects in new piping and parts of existing piping that have been altered, extended, or repaired. Leave new, altered, extended, or replaced domestic water piping uncovered and unconcealed until it has been tested and approved. Expose work that was covered or concealed before it was tested. Cap and subject piping to static water pressure of 50 psig (345 kPa) above operating pressure, without exceeding pressure rating of piping system materials. Isolate test source and allow it to stand for four hours. Leaks and loss in test pressure constitute defects that must be repaired. Repair leaks and defects with new materials, and retest piping or portion thereof until satisfactory results are obtained.

The entire system shall be warranted for a period of one (1) year beginning with Owner's acceptance of the work. All labor and materials necessary to repair or replace the system, or portions thereof, during that time shall be warranted for a period of one (1) year from the repair or replacement.

Install piping in concealed locations, unless otherwise indicated and except in equipment rooms, and service areas. Install piping indicated to be exposed and piping in equipment rooms and service areas at right angles or parallel to building walls. Diagonal runs are prohibited unless specifically indicated otherwise. Install piping above accessible ceilings to allow sufficient space for ceiling panel removal. Install piping to permit valve servicing. Install piping at indicated slopes. Install piping free of sags and bends. Install fittings for changes in direction and branch connections. Install piping to allow application of insulation. Select system components with pressure rating equal to or greater than system operating pressure. Install escutcheons for penetrations of walls, ceilings, and floors. Verify final equipment locations for roughing-in.

Confirm that millwork is constructed with adequate provision for the installation of counter top lavatories and sinks.

Seal fixtures to wall and floor surfaces with sealant, color to match fixture.

All vents thru roof (VTR) shall be offset a minimum of 10'-0" from all outside air intakes.

Provide Plastic Pipe Markers on all aboveground plumbing piping that Comply with ASME A13.1. Minimum information indicating flow direction arrow and identification of fluid being conveyed. Install labeling on pipe at intervals of not more than 20 feet and at least once in each room.

Provide a complete through penetration fire stopping assembly for fire resistance rated wall assemblies. The through penetration assembly must be listed by an approved third-party test agency (UL), and include the entire listed assembly with all notations. Refer to architectural drawings for fire wall locations.

Approved manufactures: (Items submitted shall be approved by architect and engineer. Architect and engineer reserve the right to reject any item substituted for basis of design item for any reason.)

China Fixtures: American Standard, Kohler, Toto, Zurn, Sloan
Faucets: Delta, T&S Brass, Chicago Faucets, Zurn, Kohler, Grohe, Moen, Speakman, Symmons
Supplies & Traps: Engineered Brass CO., Mcguire, Charlotte Pipe, Brasscraft, IPS, Watts, Zurn
Flush Valves: Sloan, Delany, Zurn, American Standard
Floor Drains & Cleanouts: Zurn, Jay R Smith, Proset, Watts, Mifab, Wade, Josam, Sioux Chief, Oatey
Tankless Gas Water Heaters: A.O. Smith, Rheem, Rinnai, Bradley, Intellihot
Tankless Electric Water Heaters: A.O. Smith, Rheem, EEmax, Chronomite
Toilet Seats: Bemis, Centoco, Church Seats, Olsonite, Beneke, Zurn, Mainline
Stainless Steel Sinks: Dayton, Elkay, Just, Kohler, Moen, Sterling, Franke
ADA Protective Shielding Pipe Covers: Engineered Brass, McGuire, Plumberex, TRUEBRO, Zurn, Oatey
Wall Hydrants/ Hose Bibbs: MIFAB, Jay R. Smith, Wade, Watts, Woodford, Zurn
Expansion Tanks: AMTROL, State, Watts, Wilkins
Water Hammer Arresters: AMTROL, Josam, MIFAB, PPP, Sioux Chief, Jay R. Smith, Wade, Watts, Zurn
Outlet Boxes: Acorn, IPS, Oatey
Brass Valves: American, Crane, Watts, Apollo
Circulation Pumps: Armstrong, Bell & Gossett, Grundfos, TACO
Water Coolers: Elkay, Oasis, Haws
Mop Sinks: Stern Williams, Acorn, Fiat
Air Admittance Valves: Studor, Oatey

FIXTURE AND EQUIPMENT SCHEDULE

#	FIXTURE TYPE	WASTE		WATER SUPPLY		WATER FIX. CONN.		MODEL NUMBER
		BELOW FLOOR	FIXTURE CONN.	COLD	HOT	COLD	HOT	
WC	ADA WATER CLOSET 1.28 GPF	3"	3"	1"		1"		KOHLER K-96057-0 WATER CLOSET. SLOAN REGAL 111-1.28 FLUSH VALVE. BEMIS 1655SSCT SEAT.
LAV	ADA UNDERMOUNT LAVATORY 0.5 GPM	2"	1-1/4"	1/2"	1/2"	1/2"	1/2"	KOHLER K-20000-0 LAVATORY. MOEN 9417F05 FAUCET.
SHR	ADA SHOWER 1.5 GPM	2"	2"	1/2"	1/2"	1/2"	1/2"	MOEN 8342EP15 SHOWER SYSTEM. REFER TO ARCHITECT FLOOR SHOWER PAN AND DRAIN.
MOP	TERRAZZO MOP SINK	3"	3"	1/2"	1/2"	1/2"	1/2"	FIAT TTB2424 SINK, 830AA FAUCET, 832AA HOSE & WALL HOOK, 889CC MOP HANGER, MSG2424 WALL GUARDS, 1453BB STRAINER.
SNK1	UNDERMOUNT ONE-COMPARTMENT BREAK ROOM SINK 1.5 GPM	2"	1-1/2"	1/2"	1/2"	1/2"	1/2"	ELKAY ECTSR25229TBG. MOEN 7882 FAUCET.
SNK2	UNDERMOUNT BAR SINK 1.5 GPM	2"	1-1/2"	1/2"	1/2"	1/2"	1/2"	ELKAY HDSB151572F. MOEN 5622 FAUCET.
SNK3	THREE-COMPARTMENT DECON SINK	2"	1-1/2"	1/2"	1/2"	1/2"	1/2"	ELKAY 14-3C16X20-0X. T&S BRASS & BRONZE WORKS B-0133-01 FAUCET.
SNK3	TWO-COMPARTMENT STORAGE SINK 1.5 GPM	2"	1-1/2"	1/2"	1/2"	1/2"	1/2"	ELKAY DLR332210. MOEN 8287 FAUCET.
SNK5	UNDERMOUNT ONE-COMPARTMENT DAY ROOM SINK 1.5 GPM	2"	1-1/2"	1/2"	1/2"	1/2"	1/2"	ELKAY ECTSR25229TBG. MOEN 7822 FAUCET.
EWC	ADA BI-LEVEL WATER COOLER	2"	1-1/4"	1/2"		1/2"		ELKAY LZSTL8WSLK.
FD	FLOOR DRAIN WITH WATERLESS TRAP PRIMER	3"	3"					WATTS FD-190-PR-60 FLOOR DRAIN. RECTORSEAL "SURESEAL PLUS" WATERLESS TRAP PRIMER.
HB	HOSE BIBBB			3/4"		3/4"		WOODFORD 25.
FCO	FLOOR CLEANOUT	SEE DWG.	SEE DWG.					WATTS CO12. PROVIDE CARPET MARKER WHEN INSTALLED UNDER CARPET.
GCO	GRADE CLEANOUT	SEE DWG.	SEE DWG.					WATTS CO-200-RX-4-60.
PRV	PRESSURE REDUCING VALVE (ASSE 1003)			SEE DWG.		SEE DWG.		WATTS LFM115.
NFRH	NON-FREEZE ROOF HYDRANT			3/4"		3/4"		WOODFORD SRH-MS.
AD	AREA DRAIN	3"	3"					WATTS FD-460-NH-60.
CB	CATCH BASIN	4"	4"					WATTS CB-624.
TD	TRENCH DRAIN	4"	4"					WATTS DEAD LEVEL D SYSTEM.
HD	HUB DRAIN	2"	2"					WATTS FD-100-DD-NH-60.
LI	LINT INTERCEPTOR	3"	3"					H-M COMPANY 36" LONG X 18" WIDE X 15" DEEP POLYPROPYLENE DRAIN TROUGH/LINT INTERCEPTOR.
BFP	COFFEE MAKER BACKFLOW PREVENTER			3/8"		3/8"		WATTS SD-3.
CB	CONDENSATE DRAIN BOX	2"	2"					OATEY MODA CONENSATE DRAIN KIT WITH SOLID COVER.
PRV1	PRESSURE REDUCING VALVE (ASSE 1003)			1"		1"		WATTS LF223.
PRV2	PRESSURE REDUCING VALVE (ASSE 1003)			2"		2"		WATTS LFM115.
OB1	NOT USED			1/2"		1/2"		–
OB2	WASHER BOX WITH WATER HAMMER ARRESTOR	2"	2"	1/2"	1/2"	1/2"	1/2"	WATER TITE W4701HA.
OB3	GAS OUTLET BOX							WATER TITE MBG1234IP.
WH-POI-#	WATER HAMMER ARRESTOR							WATTS LF15M2. REFER TO DRAWING FOR LETTER THAT INDICATES SIZE.
AAV	AIR ADMITTANCE VALVE	2"	2"					STUDOR MINI-VENT.

GENERAL FIRE PROTECTION NOTES:

Fire protection sprinkler system design is delegated to the contractor. The fire protection subcontractor is responsible for code compliance, research, design, coordination, and installation of a complete and functional hydraulically calculated sprinkler system (and standpipe system, if required) that meets the approval of and is in accordance with all applicable regulations and requirements of the following and as further specified:

Current edition of NFPA

Applicable Codes

Authorities having jurisdiction.

WATER HEATER & TANK SCHEDULE

MARK	BASIS OF DESIGN MANUFACTURER	MODEL NUMBER	TYPE	KW	BTUH	PHASE	VOLTS
WH1	A.O. SMITH	ACT-199I-N	COMMERCIAL GAS TANKLESS	–	199,000	1	120
WH2	A.O. SMITH	ACT-199I-N	COMMERCIAL GAS TANKLESS	–	199,000	1	120
WH3	A.O. SMITH	ACT-199I-N	COMMERCIAL GAS TANKLESS	–	199,000	1	120
WH4	CHRONOMITE	ER-90L/208_3P	COMMERCIAL ELECTRIC TANKLESS	18.7	–	3	208
ET	WATTS	PLT-20	EXPANSION TANK	4.5	–	–	–

PUMP SCHEDULE

MARK	PUMP TYPE	BASIS OF DESIGN MANUFACTURER	MODEL NUMBER	RPM	HP/ WATTS	GPM	FEET HEAD	*ELECTRICAL	
								VOLTS	PHASE
RC	RECIRCULATION	TACO	006e3	1140-3720	44 WATTS	6	5.65	120	1

CONTRACTOR SHALL CONSULT THE ELECTRICAL DOCUMENTS FOR VOLTAGE AND PHASE

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GEORGIA REGISTERED No. PE036664 PROFESSIONAL ENGINEER KRUNAL M PATEL

CITY OF COVINGTON ESTABLISHED 1822 FIRE RESCUE 2005 GEORGIA FIRE DEPARTMENT

FIRE STATION #23

City of Covington

HIGHWAY 36
COVINGTON, GA 30014

PRINT RECORD

No.	DATE	DESCRIPTION
	07/22/2026	ISSUED FOR PERMIT

Drawn By JWK & ACC
Checked By KMP
Date 07/22/2026
Job No. 25-109

Sheet Title
PLUMBING SPECIFICATIONS

Sheet No.
P0.1

RELEASED FOR CONSTRUCTION