

City of Scott City

Residential Plumbing Final Inspection Checklist

This inspection checklist reflects the code requirements of the 2015 International Residential Code (IRC) and 2006 International Plumbing Code (IPC)

Please verify the following before calling for a Plumbing Final Inspection.

Permits and Plans

- Job address is posted in a visible location. (IRC 319.1)

Traps

- Each plumbing fixture is separately trapped by a water seal trap. A single trap is allowed to serve two or three similar fixtures limited to kitchen sinks, laundry tubs and lavatories located within 30" of each other and in the same room. (IRC P3201.6)

Vents

- Open vent pipes that extend through the roof terminate at least 6 inches above anticipated snow accumulation level. If the roof will be an occupied space then vent pipes terminate at least 7 feet above the roof. (IPC 904.1, IRC P3103.1) – Test plugs have been removed from vents.

Water Service

- Shutoff valves are located on the fixture supply to each plumbing fixture other than bathtubs and showers and on the water supply pipe to each appliance or mechanical equipment. (IPC 606.2)
- All valves are accessible (IPC 606.3)

Hose bibs

- Sillcocks, hose bibs, wall hydrants and other openings with a hose connection are protected by an atmospheric-type or pressure-type vacuum breaker or a permanently attached hose connection vacuum breaker. (IPC 608.15.4.2)
- Water pressure at any hose bib is 80 psi or less. (IPC 604.8, IRC P2903.3.1)

Dishwashing Machines

- Domestic dishwashing machines discharge indirectly through an air gap or air break into standpipe or waste receptor, or discharge into a wye- branch fitting on the tailpiece of the kitchen sink or the dishwasher connection of a food waste grinder. (IPC 802.1.6)

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Food Waste Grinders

- Connected to a drain not less than 1.5" in diameter for residential and not less than 2" in diameter for commercial. (IPC 413.2 & 413.3)
- Provided with a cold water supply. (IPC 413.4)

Whirlpool Bathtubs

- Pump is accessible via an opening of at least 12" x 12". If pump is more than 2 feet from opening, then a minimum of 18" x 18" is installed. Access opening is unobstructed. (IPC 421.6)

Water Heaters

- Note: If a gas water heater has been installed which does not include any plumbing pipe modifications, it is a mechanical inspection and will be covered under the Residential Mechanical Final Checklist. If an electric water heater has been installed or a gas water heater including pipe modifications it will require a plumbing inspection.
- Temperature & Pressure Relief valve is installed to protect against thermal expansion. (IPC 504.4)
- TPR valve discharge piping meets requirements listed in IPC 504.6 or IRC P2804.6.
- Galvanized steel pan of at least 24 gauge thickness is installed if water heater is installed in a location where leaks could cause damage. Pan is at least 1.5" deep and drained by an indirect waste pipe of at least 0.75" in diameter. (IPC 504.7)
- Water heater with an ignition source, installed in a garage, is elevated at least 18" above the garage floor. (This is not required if the appliance is listed as "flammable vapor ignition resistant") (IRC P2801.7)

Plumbing Fixtures, Caulking & Drains

- Run water at all fixtures and verify there are no leaks. (IRC P2503.5.2)
- Water temperature does not exceed 120°F for tubs and showers and does not exceed 110°F for bidets. (IRC P2708.4, P2713.3, P2721.2)
- Fixture fittings supplied with both hot and cold water are installed so that the hot water control is on the left and the cold water control is on the right when facing the fixture. (IRC P2722.2)
- Joints formed where fixtures come in contact with walls or floors are sealed. (IPC 405.5)
- Water closets, urinals, bidets and lavatories have at least 21" clearance from the front of the fixture to any wall, fixture or door. (IPC 405.3.1, Figure 405.3.1)
- Water closets, urinals, bidets and lavatories have at least 15" clearance from its center to any side wall, partition, vanity or other obstruction. (IPC 405.3.1, Figure 405.3.1)

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