

## Plumbing Deep Dive #1

### Executive Summary

Monday, July 19, 2021

#### KEY ITEMS

##### 1. Layout/Coordination

- a. Be sure to provide control or understand what the plumber is using for his layout. We have had good luck having the surveyor provide benchmarks down the corridors and other reference points for the plumber to use that is consistent with the framing contractor. On Podiums and PT decks, it is recommended to have a surveyor or your framer to layout all plumbing penetrations while they are laying out their hold downs.
- b. Verify your sewer connection elevations and make sure you have adequate fall to your furthest point.
- c. Overlay trusses with toilet and showers and shift truss layout accordingly during the shop drawing process.
- d. Clarify if there are any HVAC return plenums in the building and avoid running PVC in these locations as it is not allowed.
- e. Avoid using shear walls as wet walls. Penetrations are difficult in these walls and typically the foundations make ground rough difficult. Recommend adding furred out walls for the plumbing to run in if required.
- f. Require your plumbing subcontractor to prepare a valve and access panel plan for review and approval. Requiring this up front ensures that they will be in the correct spot and coordinated with ceilings and Owner's requirements.
- g. Review shower sizes and coordinate with rough openings and determine access into bathroom. Make sure to take into account layers of drywall for any showers up against rated walls.

##### 2. Means and Methods

- a. Clarify spoil handling, export, and backfill requirements (per the Geotech) for underground work. If clean rock is approved for backfill within the building pad consider pouring a "plug" at the exterior of the footing to avoid creating a trench drain in the building.
- b. Make sure that the internal roof drains are being installed during rough-in as you go vertical. As soon as the roof goes on the roof drains should be hooked up an operational.
- c. Push the water main completion in the corridors during unit rough-in. This will keep your corridor rough-in moving and allow you to test your water lines without having to use air

##### 3. ADA/FHA Requirements (see attachment)

- a. Toilet Rough-Ins are critical dimensions for ADA/FHA requirements. Verify toilet centerline is 18" to the adjacent wall.

- b. Shower finished dimensions are critical for ADA/FHA, you must hold 36"x36" clear opening which means the pan must be larger to accommodate drywall and wall tile or surround. Additionally, the shower must be flush with the adjacent wall.
- c. ADA showers must have an ADA threshold with no more vertical rise than ½". Review how you are going to achieve this with either floating the floor or recessing the slab as the flange on the shower will make it non-compliant with any thin LVT type flooring.