

## POLICY:

*Policy effective: 03/01/2023*

## **RESIDENTIAL PLUMBING AND ELECTRICAL PLAN REQUIREMENTS TO SHOW COMPLIANCE WITH THE PIKES PEAK REGIONAL BUILDING CODE, 2023 EDITION.**

### ***POLICY:***

Plan submittals for One- and Two-Family Dwellings (including Master Plans) and Townhomes shall include Plumbing Sheets and Electrical Sheets with information required as noted below:

- **Plumbing Plan Requirements for Residential (See attachment for example)**

- 1) Provide overall floor plan, minimum scale 1/8" = 1'-0", with 1/8" minimum lettering.
- 2) Show locations of hot water pipe insulation per 2021 IECC R403.5.2 on plan or call out required location in note form.
- 3) Show dimension of shower pan(s).
- 4) Show minimum clearances at all water closet(s) per 2021 IRC P2705.1 (Side to side and front).
- 5) Show water meter location and location of manifold (if applicable). For mechanical rooms accessed from the garage, indicate method(s) of freeze protection.
- 6) Include the following notes on the Plumbing Plan:
  - a) Maximum fixture units allowed per supply water pipe size: 1/2" pipe = 3 fixture units, 3/4" pipe = 9.5 fixture units, 1" pipe = 32 fixture units.
  - b) All fixtures must be listed by NRTL (Nationally Recognized Testing Laboratory)
- 7) If utilizing a recirculation or demand plumbing system, show the location of the hot water loop on plans.
- 8) If selecting reduced energy use in service water-heating as the Additional Energy Efficiency Option on the 2021 IECC Certificate, per IECC R408.2.3, indicate which of the three efficiencies is being met.






- **Electrical Plan Requirements for Residential (See attachment for example)**

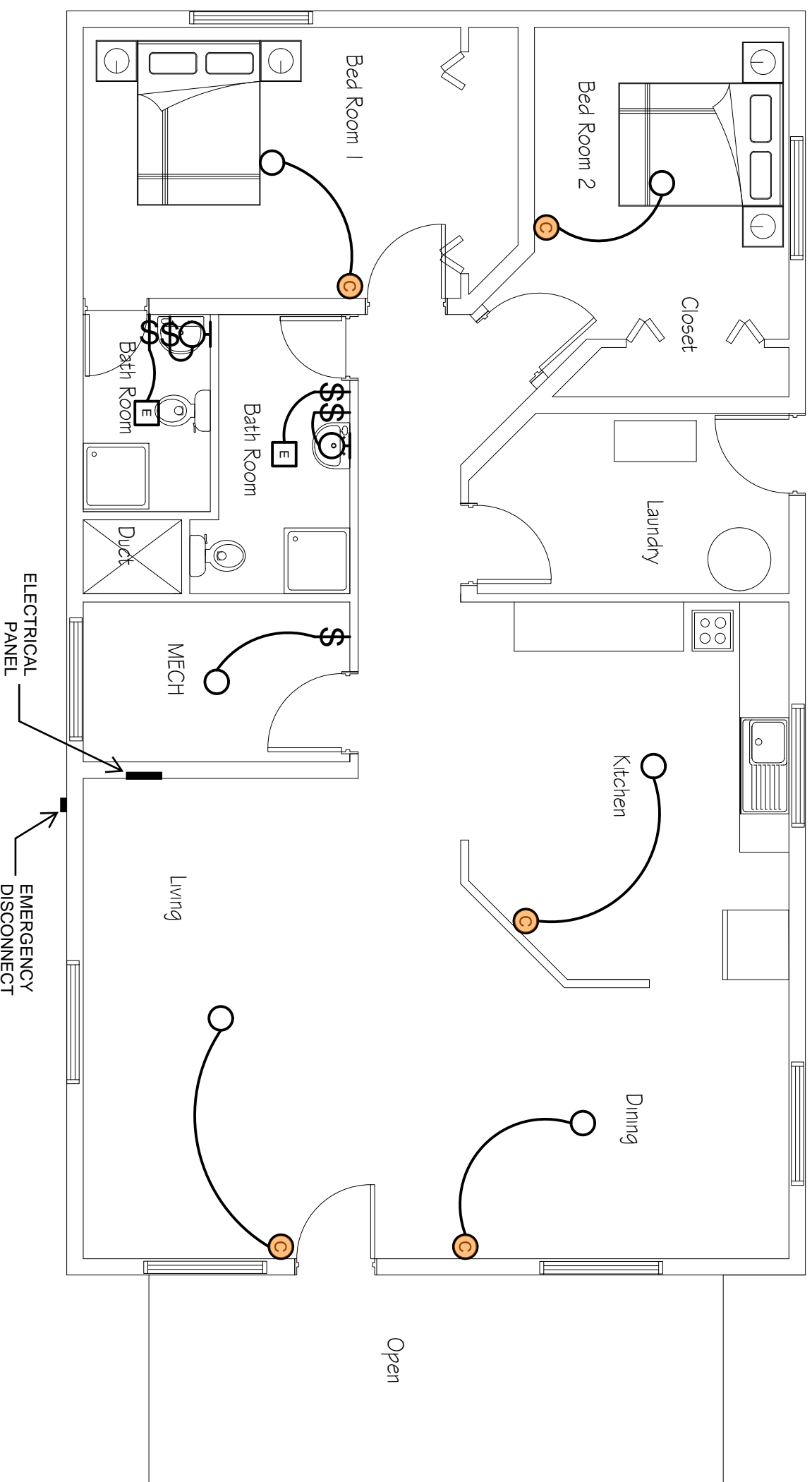
- 1) Provide overall floor plan, minimum scale 1/8" = 1'-0", with 1/8" minimum lettering.
- 2) Show interior and exterior lighting controls, when required by unamended 2021 IECC R404.2 and R404.3.
- 3) Show location of electrical emergency disconnect and electrical panel location.
- 4) Provide generic fixture schedule.
- 5) Show kitchen cabinet layout.
- 6) If using Total Building Performance compliance path per 2021 IECC R405, indicate the requirement for an air barrier installed behind the electrical or communications box or air-sealed boxes.

**PER RBC308.4.20 (AMENDMENT)**  
 R404.1 LIGHTING EQUIPMENT  
 NOT LESS THAN 90% OF ALL PERMANENTLY  
 INSTALLED LIGHTING FIXTURES, EXCLUDING  
 KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL  
 CONTAIN HIGH-EFFICACY LIGHTING SOURCES.

GENERIC FIXTURE SCHEDULE

FIXTURE TYPE	WATTS PER FIXTURE
TYPE X - HIGH EFFICACY	X WATTS
TYPE Y - RECESSED LUMINAIRE	Y WATTS

-  EXHAUST FAN
-  OCCUPANCY SENSOR - (NOT REQUIRED WHEN USING PPRBC AMENDMENT - RBC308.4.21)
-  SWITCH
-  RECESSED LIGHT
-  WALL MOUNTED LIGHT



**Electrical Plan (example)**