



County of Bernalillo  
Planning & Development Services

111 Union Square St SE – Suite 100 - Albuquerque NM 87102 – (505)314-0351 – Fax (505) 314-0480

GUIDELINES FOR RESIDENTIAL PLUMBING INSPECTIONS.

- \* PLANS AND SIGNOFF SHEET MUST BE ONSITE FOR EVERY INSPECTION CALLED.\*
- \*ADDRESS MUST BE POSTED ON JOB SITE VISIBLE FROM THE STREET
- \*PERMITS MUST HAVE CORRECT FIXTURE COUNT.

YARD LINES

1. WATER, SEWER, GAS AND ELECTRIC LINES MAY BE INSTALLED IN SAME TRENCH. SEPERATION OF 12” HORIZONTALLY BETWEEN WATER or/ SEWER AND GAS OR ELECTRIC.

GAS YARD LINES

1. ALL METAL PIPE MUST BE FACTORY COATED AND ALL JOINTS GLUED AND WRAPPED. 18” MIN. BURY DEPTH.
2. ALL PLASTIC PIPE MUST BE 18” BURY DEPTH. 14 GAUGE TRACER WIRE OR APPROVED METAL TAPE MUST BE INSTALLED. WIRE SHALL BE ATTACHED TO METAL RISERS. DO NOT ATTACH OR TOUCH WIRE TO PLASTIC PIPE.
3. PIPE SHALL BE LEFT UNCOVERED FOR INSPECTION.
4. UNDERGROUND GAS PIPING SHALL BE ELECTICALLY ISOLATED FROM THE PIPING THAT ENTERS INTO BUILDING WITH DIELECTIC UNION INSTALLED ABOVE GRADE.

WATER YARD LINES

1. BURY DEPTH IS 28” MIN. IN ALL AREAS EXCEPT EAST MOUNTAINS, BURY IS 36” MIN.
2. PLASTIC FEMALE ADAPTERS SHALL NOT BE ALLOWED.
3. THREE WATER CLOSETS OR MORE REQUIRE A MIN OF 1” WATER SERVICE.
4. BUILDINGS WITH CHECK VALVES INSTALLED ON WATER METER YOKES OR IN FRONT OF METERS SHALL INSTALL A THERMAL EXPANSION CONTROL DEVICE.
5. BLUE TRACER WIRER SHALL BE INSTALLED IN TRENCH WITH WATER LINE.
6. SHUT OFF VALVE JUST AFTER METER IS RECOMMENEDED.

GRAVITY SEWER YARD LINES

1. BURY DEPTH IS 12” MIN.
2. TWO WAY CLEANOUTS MUST BE INSTALLED ON EVERY LINE. CLEANOUTS ARE REQUIRED EVERY 100 FEET.
3. CHECK IF TOP OF PIPE IS BELOW THE UPSTREAM MANHOLE, IF SO, THEN A BACKWATER VALVE SHALL BE INSTALLED. ACCESS BOX IS REQUIRED.

AIR VAC SEWER YARD LINES.

1. MUST BE A MIN. OF 4” ABS/PVC SCHEDULE 40 PIPE OR EQUIVILANT
2. VENT WYE MUST BE AT LEAST 20 FEET AWAY FROM SUMP AND NO MORE THAN 60 FEET
3. A BACKWATER VALVE MUST BE INSTALLED BETWEEN THE VENT AND THE HOUSE.
4. THE BACKWATER VALVE MUST BE ACCESSIBLE BY MEANS OF EITHER A BOX OR A 6” OR LARGER SLEEVE.
5. THE CANDY CANE VENT MUST HAVE A CLEARANCE OF 18” FROM THE GROUND TO THE AIR INLET.



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### SANITARY ROUGH IN

1. 3 WATER CLOSETS REQUIRE A MINIMUM OF 1" WATER SUPPLY LINE
2. SANITARY TEES WILL NOT BE LAID ON SIDE, THEY MUST BE AT 45 DEGREE MIN FOR VENTING.
3. PIPES MUST BE FILLED WITH WATER 48" ABOVE FLOOR GRADE
4. ALL PIPES MUST BE WRAPPED AND PROTECTED WHEN IN CONTACT WITH CONCRETE.
5. CLEAN DIRT MUST BE USED FOR BACKFILL
6. FLOOR DRAINS REQUIRE TRAP PRIMERS.
7. PIPING AND DRAINS SHALL NOT BE RUN HORIZONTALLY IN FOOTING TRENCHES. MUST BE RUN 45 DEGREES THERE FROM.
8. VENTS MUST BE DOWNSTREAM OF TRAPS UNDER SLAB
9. COPPER MUST BE "L" "M" OR "K" MIN UNDERSLAB. COPPER MUST BE "L" OR "K" AND JOINTS IN COPPER UNDERGROUND MUST BE BRAZED.
10. TRAP ARM MUST BE PROPER LENGTHS
11. TRAPS SHALL BE PLUMB.- RUN IN PRACTICAL ALIGNMENT
12. NO FLAT VENTING. MAKE SURE PIPES DO NOT BACK GRADE.
13. BATHTUB TRAP AND TRAP ARM 1 1/2".
14. BACKWATER VALVE MUST BE INSTALLED IF PIPING IS ABOVE MANHOLE.
15. HOT WATER PIPING MUST BE INSULATED.

### PLUMBING TOP OUT

1. WATER CLOSETS MUST HAVE MIN. 15" CLEARANCE ON EITHER SIDE AND MIN. 24" IN FRONT.
2. RISER ON AUTO WASHER STANDPIPE MUST BE BETWEEN 18" TO 30" FROM BOX TO TRAP. TRAP MUST BE AT 6" MIN. AND 18" MAX FROM FLOOR.
3. FHA STRAPS MUST BE INSTALLED ON ALL STUDS HAVING HOLES/NOTCHES 1" OF EXPOSED FRAMING.
4. ALL WATER PIPES IN OUTSIDE WALLS MUST BE INSULATED OR ON HEATED SIDE OF HOUSE INSULATION.
5. PIPES PENETRATING FIRE RATED FLOOR/CEILING MUST BE METAL OR PROTECTED.
6. WATER HEATER AND FURNACES SHALL NOT BE INSTALLED IN BEDROOM, BATHROOM OR ROOMS LEADING TO BEDROOM OR BATHROOM. EXCEPTION: DIRCT VENT OR SELF CLOSING AIR TIGHT DOORS.
7. WATER HEATER RELIEF LINE WILL NOT BE TRAPPED. RELIEF LINE WILL BE 3/4" RUN TO OUTSIDE WITH A 90\* TURN DOWN OR RUN TO AN APPROVED DRAIN WITH 1" MIN. AIR GAP TO DRAIN. ALL RELIEF LINES SHALL RUN SEPERATE
8. PROPERLY SIZED GAS PIPING.
9. HORIZONTAL VENTING MUST BE 6" MIN ABOVE FLOOD LEVEL.
10. ISLAND SINKS MUST HAVE CLEANOUT ON FOOT VENTS. MUST USE DRAIN FITTINGS, NO SAN TEES INSTALLED ON THEIR BACK, MUST USE COMBO. FOOT VENT CLEANOUTS MUST BE READILY ACCESSIBLE.
11. GAS PIPE SLEEVING UNDER SLAB MUST BE VENTED. FLEX PIPING SHALL HAVE PROPER CAP AND TERMINATION.
12. GAS FIRE PLACE MUST HAVE SHUT OFF WITHIN 6' OF APPLIANCE UNLESS UNIT IS REMOVABLE WITHOUT DISTURBING GAS COCK AND FLEX.
13. SHOWER COMPARTMENTS ARE 30" MIN.
14. WATER LINES MUST BE PRESSURE TESTED WITH AT LEAST 50 LBS OF AIR OR WORKING WATER PRESSURE.
15. WATER SOFTNERS SHALL NOT HAVE REDUCTION OF INLET.



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16. VENT OPENING SHALL NOT BE BELOW TRAP WEIR.
17. TRAP AND ARM MUST BE SAME SIZE RUN IN PRACTICAL ALIGNMENT
18. BACK-TO-BACK FIXTURES REQUIRE DOUBLE FIXTURE FITTING. DOUBLE TEE OR COMBO CAN BE USED IF A SEPARATE CLEANOUT IS INSTALLED.
19. DISSIMILIAR METAL MUST BE PROTECTED OR SEPERATED.
20. HOT WATER PIPING MUST BE INSULATED
21. ALL PIPING MUST BE PROPERLY SUPPORTED AND STRAPPED.
22. ALL SINKS MUST HAVE CLEANOUT.
23. NO FLAT VENTING. NO BACKGRADING ON SANITARY PIPES.
24. VENTS MUST TERMINATE MIN. 6" ABOVE ROOF AND 12" AWAY FROM VERTICAL SURFACE.
25. RELIEF LINES FOR WATER HEATER, BOILER, CONBRACO THERMAL EXPANSION VALVE MUST BE RUN INDEPENDENTLY.OF EACH OTHER
26. 2<sup>ND</sup> STORY SANITARY SYSTEMS SHALL BE FILLED WITH WATER TESTED ABOVE THE TUB OVERFLOW OR LAV. TRAP ARM
27. 2<sup>ND</sup> STORY SANITARY REQUIRES SEPARATE HS WHEN A BACKWATER VALVE IS INSTALLED
28. 3" HOUSE SEWER REQUIRES A MIN. OF (3-2" VENTS) (2-2" AND 1- 1 ½" VENTS) OR (1-2" AND 3 - 1 ½")
29. 4" HOUSE SEWER REQUIRES A MIN OF (1-3" AND 2-2"VENTS) ( 1-3" AND 4-1 1/2" VENTS) (1-3",1-2" AND 2- 1 1/2" VENTS) (4 -2" VENTS) (3-2" AND 2-1 ½"VENTS) (2-2"AND 4-1 ½" VENTS) (1-2" AND 6-1 ½ " VENTS) (8-1 ½"VENTS)
30. GAS APPLICANCES IN GARAGES AND IN ADJACENT SPACES THAT OPEN TO THE GARGE AND ARE NOT PART OF THE DWELLING SPACE SHALL BE INSTALLED WITH BURNERS NO LESS THAN 18" ABOVE THE FLOOR, *EXCLUDING DRYERS*.
31. APPROVED OFFSET CLOSET FLANGES MAY BE INSTALLED
32. GAS REGULATORS WITH LIMITERS SHALL BE HORIZONTAL AND UPRIGHT, NO VERTICAL INSTALLS.

### GAS TO ISLAND RANGES

1. FOLLOW DRAWINGS FROM C.I.D FOR SLEEVING REQUIREMENTS

### TEMP GAS

1. TEMP GAS OCTOBER 31<sup>ST</sup> - APRIL 30<sup>TH</sup>
2. ONE GAS APPLIANCE MUST BE INSTALLED FOR TEMP GAS

### SHOWER PAN LINERS

1. ALL HORIZONTAL SURFACES (FLOOR AND SEAT) MUST BE COVERED WITH VINYL OR APPROVED MATERIAL.
2. LINING MUST BE NO LESS THAN 3" ABOVE DAM AND ON ALL SIDES.
3. FINISHED DAM SHALL BE MIN 2" AND MAX. 9"
4. CORNERS SHALL BE PREFORMED ON DAM, INSIDE CORNERS MAY BE PREFORMED OR FOLDED.
5. NO HOLES IN VINYL. NAILS MUST BE HIGHER THAN 1" FROM DAM
6. PREFORMED CORNERS MUST BE USED AT DOOR WAY.



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### PLUMBING FINAL

1. SINKS, LAVATORIES AND WATER CLOSETS MUST BE CHAULKED OR GROUTED AROUND COUNTER AND FLOORS.
2. LAUNDRY TUB AND WALL HUNG LAVS. MUST BE ANCHORED AND CHAULKED BETWEEN WALL AND FIXTURE.
3. WHIRLPOOL TUB MUST HAVE MIN 12 X 12 ACCESS PANEL FOR PUMP.
4. DISHWASHER MUST HAVE AIR GAP INSTALLED ON TOP OF COUNTER.
5. DISHWASHER DISCHARGE MUST BE AHEAD OR INTO GARBAGE DISPOSAL.
6. IF CHECK VALVE IS INSTALLED ON WATER METER, THERMAL EXPANSION MUST BE INSTALLED.
7. GAS APPLIANCES (EXCLUDING DRYER) MUST BE PROTECTED FROM PHYSICAL DAMAGE IN GARAGE.
8. WATER HEATER AND FURNACE BURNER OR IGNITION SOURCE MUST BE INSTALLED 18" ABOVE GARAGE FLOOR.
9. WATER HEATER AND FURNACE VENTS MUST HAVE 3 SCREWS ON JOINTS AND 1" MIN. CLEARANCE FROM DOUBLE WALL TO COMBUSTIBLES.
10. ALL DOMESTIC LINES DRAINING INTO SANITARY DRAINS MUST HAVE MIN. 1" CLEARANCE.
11. HOSE BIBBS AND HOSE THREADED LAUNDRY FAUCETS MUST HAVE VACCUM BREAKERS.
12. IF YARD HYDRANT IS INSTALLED, A REDUCED PRESSURE BACKFLOW OR A PRESSURE VACCUM BREAKER MUST BE INSTALLED AHEAD OF HYDRANT. CANNOT HAVE SCREW ON VACCUM BREAKER ON END OF OUTLET.
13. WATER SUPPLY MUST BE ON FOR FINAL.
14. WATER HEATER MUST BE STRAPPED FOR SEISMIC MOVEMENT.
15. WATER HEATER MANUFACTURERS INSTALLATION MANUAL SUGGEST INSTALLATION OF THERMAL EXPANSION TANK. THERMAL EXPANSION TANK WILL BE REQUIRED IF THE WATER SYSTEM IS A CLOSED LOOP SYSTEM.
16. WATER HEATER T&P RELIEF LINES SHALL BE PIPED WITH A UNION CONNECTION.

### MERC GAS FINAL

1. LOW PRESSURE UP TO AND INCLUDING 2 LBS AIR REQUIRES AN AIR TEST OF MIN 10 LBS WITH A 15 lb GAUGE MARKED OFF IN 1/10<sup>TH</sup> LB INCREMENTS.
2. OVER 3 lbs WORKING PRESSURE SHALL REQUIRE A 24 HOUR RECORDER AT 30 lbs
3. REPAIR PIPING ON EXISTING PRESSURE OF 3lbs OR MORE CAN TEST 60 Lbs FOR 30 MINUTES.
4. ALL GAS PIPING MUST HAVE DIALECTRIC UNION INSTALLED BETWEEN GROUND AND BUILDING.
5. FOR GAS CONVERSIONS AND EXISTING HOMES NEEDING MERC TEST- ALL GAS APPLIANCES SHALL BE BROUGHT UP TO CURRENT CODES. *EXCEPTIONS: GAS APPLIANCE IN BEDROOM DOES NOT HAVE TO BE MOVED, CLOSET SHALL BE WEATHERSTRIPED AND SELF CLOSING WITH OUTSIDE COMBUSTION AIR AND BOILERS DO NOT HAVE TO HAVE DOUBLE CHECK OR WATTS 9 D IF EQUIPPED WITH A CHECK VALVE*
6. ALL GAS COCKS SHALL BE INSTALLED. FUTURE USE WILL BE CAPPED OR NIPPLE AND PLUG
7. ALL JOINTS ON VENT PIPING MUST HAVE MIN 3 SHEET METAL SCREWS
8. SINGLE WALL PIPE MUST HAVE 6" CLEARANCE TO COMBUSTIBLES
9. DOUBLE WALL PIPE MUST HAVE 1" CLEARANCE TO COMBUSTIBLES
10. NEW BOILERS MUST HAVE WATTS 9 D OR EQUIVILANT BACKFLOW.
11. T & P VALVES MUST BEEN IN WORKING CONDITION AND LINE 3/4" RUN TO OUTSIDE.
12. MUST HAVE PROPER COMBUSTION AIR PROVIDED.
13. COPPER AND BRASS PIPE SHALL NOT BE USED FOR GAS PIPING.
14. MUST HAVE SEDIMENT TRAPS AT APPLIANCE CONNECTIONS.
15. ALL GAS FIRE PLACES REQUIRE OUTSIDE SHUT OFF VAVLE.
16. AN ADDITIONAL GAS SHUT OFF SHALL BE INSTALLED DOWNSTREAM AT THE GAS METER.



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### SWIMMING POOLS AND SPAS

1. ALL MD AND CIR UNDERGROUND INSPECTIONS REQUIRE MINIMUM OF 36" AIR OR WATER
2. SPAS AND HOT TUBS BUILT ON SITE SHALL HAVE 2 MAIN DRAINS A MINIMUM OF 36" APART. SWIMMING POOLS CAN USE THE SKIMMER AS ONE OF THE TWO MAIN DRAINS OR ANTI VORTEX DRAIN
3. WATER FILL SPOUTS SHALL BE ABOVE THE FLOOD LEVEL RIM OR BE PROTECTED BY A BACKFLOW PREVENTER.
4. ALL POOL BOILERS SHALL HAVE A PRESSURE/TEMPERATURE RELIEF VALVE AND SHALL BE PIPED WITH COPPER, BLACK OR GALV STEEL TO 6" ABOVE GROUND LEVEL
5. WHEN MAKING GAS PIPING CONNECTIONS TO GAS METERS, A SEPARATE TEE AND FULL PORT SHUT OFF SHALL BE INSTALLED ON THE DISCHARGE SIDE OF THE METER. THIS TEE IS REQUIRED FOR THE GAS CO TO USE AS A BYPASS FOR INSPECTIONS.
6. IF DISCHARGE IS CONNECTED TO CITY SEWER, A 3" P TRAP SHALL SERVE AS SAND TRAP WITH INDIRECT 1 ½" FROM BACKWASH OR FOR DRAINING THE POOL.