



Department of Planning

GUIDANCE NOTE

GN 0007 - January 2020

PLUMBING PLAN REVIEW SUBMISSION GUIDELINES

Purpose

The Department of Planning in an initiative to improve customer service has developed this Informational Bulletin to provide guideline to aid the applicant with Plumbing plan reviews submission for a Building Permit.

Scope

Plumbing plan reviews are conducted using the adopted edition of the International Plumbing Code and the Cayman Islands Building Code Regulations

To ensure a thorough plan review, Electrical drawings must contain, but are not limited to, the electrical requirements, details and specifications listed below.

Site Plan

- Site plan must coordinate with the latest planning approval
- Show location of water meter
- Show location & size of septic tanks, interceptors, treatment plants, cisterns as approved by planning and water authority.
- Show separation distance of septic tanks, grease interceptors, treatment plants, and cisterns from property line and buildings.
- Show location & size of main waterline to the building.
- Indicate whether the surrounding land is vacant or occupied
- Show location of all sanitary domestic water supply facilities (i.e. septic tank & deep well, cistern, domestic well).
- Show back flow preventer on main water line.

Storm Water Management Plan

- Complete details of the method used for draining storm water from the roof including:
 - calculation to verify pipe

- pitch of roof surface
- location of all roof drain and the roof area that each group of roof drains is intended to serve
- independent secondary roof drainage system (scuppers size, location, direction of drain)

Floor Plan

- Wall Schedule
 - Hatching to coordinate with floor plan
 - Wall construction (i.e. timber, masonry, ICF)
 - Label rated walls (if applicable)
 - Specification for listed assembly (if applicable)
 - Location of wall penetrations inclusive of details
- Restrooms to comply with accessible requirements.
- Dimensioned drawings of restrooms and fixture clearances.
- Show drainage system direction, size and location for sanitary pipes.
 - Show indirect waste for all food handling equipment.
 - Show waste disposal for healthcare fixtures and equipment.
- Show fixtures, clean outs, & VTR size(s).
- Provide island sink venting as per code.
- Show layout, size and type for water distribution & water service supply pipes
 - Show hot water and cold water lines in accordance with NSF 61.
 - Show temperature maintenance for hot water line.
 - Show water heater
 - If tank water heater is located in the roof provide drainage specifications and show details.
- Show minimum plumbing fixture requirements for water closets, lavatories, bathtubs/showers, drinking fountain, & service sinks as per occupancy load and occupancy classification.

Elevations

- Show accessible clearances for bathroom fixtures and accessories.

General Drawings

- Show Symbols and Legend
- All pipes, penetrations and annular spaces through rated walls must comply with code.
- Coordinate floor plans, elevations and sections with architectural drawings.

- Riser diagram for all commercial applications.
- Septic tank (detail and dimension, capacity) and Effluent Well detail (treatment plant, and/or public connection)
- Fixtures and equipment schedule
- Location of Interceptors as applicable (grease, lint etc.)
- Grease traps/grease lines
- Specify type of joints and connections for all piping, the pipe hanger support spacing and details of anchorage and bracing.
- Provide water authority approval letter for residents with 8 bedrooms or more.

Note:

1. Drawings shall be legible, dimensioned and drawn to a scale of 1/8 inch = 1 foot or 1/4 inch = 1 foot.
2. All MEP and Gas materials & equipment must be listed and certified by a National Recognized Test Laboratory, a notified body, and have approval from the in the Cayman Islands Department of Planning (Authority Having Jurisdiction) before use or installations.
3. Medical Gas drawings are to be designed, signed and sealed by a design professional in the field. Installation is subject to third party inspection.

The above information is intended to be a guide; refer to the most recent adopted codes and standards for other requirements as it pertains to your project.

For additional information, please email the Department of Planning at info@planning.gov.ky or call (345) 244-6501 or visit our website at www.planning.ky.