



TO: Development Services Customers

SUBJECT: **INFORMATION BULLETIN 182**
Plumbing Inspection Preparation/Readiness

DATE: May 27, 2010/*Revised November 26, 2013/August 1, 2014/August 23, 2016*

CREATED BY: Field Services Division

Purpose:

As a customer service initiative, the Development Services Department (DSD) created this **revised** bulletin to update Information Bulletin (IB) 182 to assist contractors in scheduling inspections. The IB was revised so the title of the IB matches the language on the plumbing permit.

This Information Bulletin is intended to assist Plumbing Contractors working in the City of San Antonio in their scheduling of the proper plumbing permit; sewer permit and gas permit inspections for their construction projects.

Scope:

Plumbing Permit Inspections shall be identified and scheduled as follows:

1. All underground sanitary waste drain lines below a building shall be scheduled as a plumbing Rough-in Inspection and water tested before any piping is covered, backfilled or foundation put in place over such work.
2. Prior to the placement of concrete for a slab foundation, a plumbing Water Pipe in Slab Inspection shall be scheduled to verify proper placement of waterlines and trap primer lines. A second water test shall be performed on the sanitary drainage system at this time to determine if there are any damaged drain lines in the foundation during the foundation digging and backfilling process. Any visible plumbing drain lines will also be reinspected. This inspection will be required even if there are no water pipes within the foundation slab. This inspection is also referred to by local plumbing contractors as a Pre-Pour or 21 inspection.
3. A plumbing Underground Waterline Inspection shall be scheduled after the water service piping is installed from the water meter to the building, and prior to covering of the piping or backfilling the trench.

4. A plumbing Top-Out Inspection shall be scheduled after the roof, framing, fire blocking, fire stopping, draft stopping, and bracing is in place and all sanitary, storm and water distribution piping is in place. All vents shall be through the roof, sanitary drains, water systems and tub/showers shall be water tested, and nail/screw protection installed. This will be done prior the placement of wall or ceiling membranes.
5. A plumbing Final Inspection shall be scheduled after all plumbing fixtures are in place, fixtures are properly connected, the building is completed and before any occupancy of the building or tenant space.

Plumbing (MRFPSS) Multipurpose Residential Fire Protection Sprinkler Systems shall be identified and scheduled as follows:

1. A plumbing MRFPSS Rough-in Inspection shall be scheduled after the roof, framing, fire blocking, fire stopping, draft stopping, and bracing is in place with all the residential fire sprinkler system piping installed. This will be done prior to the placement of wall or ceiling membranes.
2. A plumbing MRFPSS Final Inspection shall be scheduled after the placement of the wall and ceiling membranes, the residential fire sprinkler system completed with the proper signage in place, the building completed and before any occupancy of the building or tenant space.

Sewer Permit inspections shall be identified and scheduled as follows:

A sewer Final Inspection shall be scheduled after trenches are dug, graded and the sewer piping and or manholes are properly installed; bedded and approved connections are made at the building drain to the sewer main. In no instance shall any piping be covered prior to inspection or approval.

Gas Permit inspections shall be identified and scheduled as follows;

1. A gas Rough-In Inspection shall be scheduled after the roof, framing, fire blocking and bracing are in place and the components to include gas piping and appliance/equipment flue vents that are to be concealed are installed and tested. This inspection is to be performed prior to the installation of walls or ceiling membranes.

Any underground gas pipe installations shall also be scheduled for a Rough-In Inspection after trenches or ditches are excavated and properly bedded, gas piping is installed and tested before trenches are backfilled.

2. A gas Final Inspection will be made after all gas piping installation is complete and tested with the gas valves in place, appliance/equipment are properly connected, the building is completed and before any occupancy of the building or tenant space.

Plumbing, Gas or Sewer work for which a permit is required shall be subject to inspection by the code official, and such Plumbing, Gas or Sewer work shall remain accessible and exposed for inspection purposes until approved by the code official, if any such work is covered, it shall be uncovered.

To request and schedule a plumbing inspection, call the Development Services Department (DSD) inspections request line at (210) 207-1111. The inspection will be scheduled for the next business day. There is a \$3:00 charge for the phone call service. No fee is charged for on line scheduling. A failed inspection is automatically assessed a reinspection fee of \$51.50.

Should you have any questions regarding this Information Bulletin, please contact the Plumbing Inspections Supervisor at (210) 207-8279.

Summary:

This Information Bulletin is for informational purposes only.

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