



BERNALILLO COUNTY

111 Union Square SE Suite 100 Albuquerque NM 98124

GUIDELINES RESIDENTIAL PLUMBING, MECHANICAL AND GAS INSPECTIONS.

ADDRESS MUST BE POSTED ON JOB SITE AND BE VISIBLE FROM THE STREET FOR ALL INSPECTIONS CALLED. Official Stamped plans must be on site with inspection sign off sheet and heat load calculations or affidavit if applicable.

BERNALILLO COUNTY GUIDELINES FOR RESIDENTIAL PLUMBING/GAS INSPECTIONS.

YARD LINES

1. WATER, SEWER, GAS AND ELECTRIC LINES MAY BE IN SAME TRENCH.
SEPERATION OF 12" BETWEEN WATER / SEWER AND GAS OR ELECTRIC
SEPERATION OF 12" BETWEEN GAS AND 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. TRACER WIRE INSTALLED. WIRE
TO BE ATTACHED TO METAL RISERS. DO NOT ATTACH OR TOUCH WIRE TO PLASTIC PIPE.
3. PIPE SHALL BE UNCOVERED FOR INSPECTION.
4. UNDERGROUND GAS PIPING SHALL BE ELECTICALLY ISOLATED FROM THE PIPING THAT ENTERS
INTO BUILDING WITH DIELECTIC UNION.

WATER YARD LINES

1. BURY DEPTH IS 28" MIN. IN ALL AREAS OF THE COUNTY EXCEPT EAST MOUNTAINS.
BURY DEPTH IN EAST MOUNTAINS IS 3 FEET MINIMUM
2. PLASTIC FEMALE ADAPTERS NOT ALLOWED.
3. THREE WATER CLOSETS OR MORE REQUIRE A MIN OF 1" WATER SERVICE.
4. BUILDINGS WITH CHECK VAVLES INSTALLED ON /WITH WATER METERS REQUIRE A THERMAL
EXPANSION CONTROL DEVICE.
5. BLUE TRACER WIRE INSTALLED IN TRENCH WITH WATER LINE.

GRAVITY SEWER YARD LINES

1. BURY DEPTH IS 12" MIN.
2. TWO WAY CLEANOUTS INSTALLED ON EVERY SEWER LINE. CLEANOUTS ARE REQUIRED EVERY
100 FEET.
3. A BACKWATER WITH ACCESS BOX IS REQUIRED IF TOP OF PIPE IS BELOW THE UPSTREAM MANHOLE.

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 PIT
3. INSTALL A BACKWATER VALVE BETWEEN THE VENT AND THE HOUSE.
4. THE BACKWATER VALVE MUST BE ACCESSIBLE BY MEANS OF EITHER A BOX
OR WITH A 6" OR LARGER SLEEVE.
5. THE 4" CANDY CANE VENT MUST HAVE A CLEARANCE OF 18" FROM THE GROUND TO
THE AIR INLET.



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SANITARY ROUGH IN

1. THREE WATER CLOSETS REQUIRE A MINIMUM OF 1" WATER SUPPLY LINE
2. SANITARY TEES SHALL NOT BE ON THEIR SIDE, MUST BE AT 45 DEGREE MIN FOR VENTING.
3. PIPES TO BE FILLED WITH WATER MIN 48" ABOVE FLOOR AND TOTAL OF 10' OF HEAD
4. ALL PIPES MUST BE WRAPPED AND PROTECTED WHEN IN CONTACT WITH CONCRETE.
5. CLEAN DIRT MUST BE USED FOR BACKFILL
6. ALL FLOOR DRAINS REQUIRE TRAP PRIMERS OR APPROVED DEVICE
7. PIPING AND DRAINS CANNOT 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 AND MUST BE BRAZED.
10. TRAP ARM MUST BE PROPER LENGTHS
11. TRAPS SHALL BE PLUMB.
12. MAKE SURE DRAINAGE AND VENT PIPES DO NOT BACK GRADE.
13. BATHTUB TRAP AND TRAP ARM MIN 1 1/2"
14. BACKWATER VALVE REQUIRED IF PIPING IS ABOVE MANHOLE.

PLUMBING TOP OUT

1. WATER CLOSETS MUST HAVE MIN. 15" CLEARANCE ON SIDES 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. AND ON HEATING SIDE OF HOUSE INSULATION.
5. ALL HOT WATER PIPING MUST BE INSULATED ON RECIRCULATING SYSTEMS
6. PIPES PENETRATING FIRE RATED FLOOR/CEILING MUST BE METAL OR PROTECTED.
7. WATER HEATER AND FURNACES SHALL NOT BE INSTALLED IN BEDROOM, BATHROOM OR ROOMS LEADING TO BEDROOM OR BATHROOM UNLESS ALL COMBUSTION AIR IS TAKEN FROM OUTSIDE, DOOR HAS SELF CLOSING HINGES AND IS SEALED.
8. WATER HEATER T & P 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. RELIEF LINES RUN SEPARATE.
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. SHOWER COMPARTMENTS ARE 30" MIN.
12. WATER LINES MUST BE PRESSURE TESTED WITH AT LEAST 50 LBS OF AIR OR WORKING WATER PRESSURE.
13. WATER SOFTNERS SHALL NOT HAVE REDUCTION OF INLET.
14. VENT OPENING SHALL NOT BE BELOW TRAP WEIR.
15. TRAP AND ARM MUST BE SAME SIZE AND RUN IN PRACTICAL ALIGMENT.
16. BACK TO BACK FIXTURES REQUIRE DOUBLE FIXTURE FITTING. DOUBLE TEE OR COMBO CAN BE USED IF A SEPARATE CLEANOUT IS INSTALLED.
17. DISSIMILIAR METAL MUST BE PROTECTED OR SEPERATED.
18. ALL PIPING MUST BE PROPERLY SUPPORTED AND STRAPPED.
19. ALL SINKS MUST HAVE CLEANOUT.
20. NO FLAT VENTING. NO BACKGRANDING ON SANITARY PIPES.



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PLUMBING TOP OUT CONTINUED

21. VENTS MUST TERMINATE MIN. 6" ABOVE ROOF AND 12" AWAY FROM VERTICAL SURFACE.
22. RELIEF LINES FOR WATER HEATER, BOILER, CONBRACO THERMAL EXPANSION VALVE MUST BE RUN INDEPENDENTLY OF EACH OTHER
23. SECOND STORY SANITARY SYSTEMS SHALL BE WATER TESTED ABOVE THE TUB OVERFLOW OR LAV. TRAP ARM.
24. SECOND STORY SANITARY REQUIRES SEPARATE HS WHEN A BACKWATER VALVE IS INSTALLED
25. 3" HOUSE SEWER REQUIRES A MIN. OF (3-2" VENTS) (2-2" AND 1- 1 ½" VENTS) OR (1-2" AND 3 - 1 ½")
26. 4" HOUSE SEWER REQUIRES A MIN OF (1-3" AND 2-2" VENTS) (1-3" AND 4 -1 ½" VENTS) (1 -3", 1- 2" AND 2 -1 ½" 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)
27. PROPERLY SIZED GAS PIPING.
28. GAS PIPE SLEEVING UNDER SLAB SHALL VENT TO ATMOSPHERE. FLEX PIPING SHALL HAVE PROPER CAP AND TERMINATION.
29. GAS FIRE PLACE MUST HAVE SHUT OFF WITHIN 4' OF APPLIANCE UNLESS UNIT IS REMOVABLE WITHOUT DISTURBING GAS COCK AND FLEX.
30. GAS APPLIANCES IN GARAGES AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE AND ARE NOT PART OF THE DWELLING SPACE SHALL BE INSTALLED WITH BURNERS NO LESS THAN 18" ABOVE THE FLOOR, EXCLUDING DRYERS.
GAS REGULATORS WITH LIMITERS SHALL BE HORIZONTAL AND UPRIGHT, NO VERTICAL INSTALLS.
31. PLASTIC GAS PIPING BONDED TO THE GROUNDING ELECTRODE SYSTEM.

GAS TO ISLAND RANGES

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

SHOWER PAN LINERS

1. ALL HORIZONTAL SURFACES (FLOOR, SEAT SHELVES OR NICHOS) 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 INSTALLED ON DAM SHALL BE PRE-FORMED, 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.
7. SHOWER PANS MUST BE FILLED WITH WATER FOR INSPECTION.

WATER HEATER FINAL

1. WATER HEATERS MUST BE STRAPPED FOR SEISMIC MOVEMENT 2 STRAPS - 1 ON EACH 1/3 UPPER AND 1/3 LOWER
2. IF CLOSED SYSTEM THAN A THERMAL EXPANSION TANK IS REQUIRED OR IF WATER HEATER MANUFACTURE IS REQUIRING AN EXPANSION TANK.
3. T AND P MUST SLOPE DOWNWARD ¼" PER FOOT. HARD PIPED WITH UNION.
4. A PAN UNDER THE WATER HEATER IS REQUIRED WHEN IT IS IN A LOCATION THAT MAY CAUSE DAMAGE IF LEAKAGE OCCURS.

PLUMBING FINAL

1. SINKS, LAVS AND WATER CLOSETS MUST BE CHAULKED OR GROUTED AROUND COUNTER AND FLOORS.
2. LAUNDRY TUB AND WALL HUNG LAVS. MUST BE 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.



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PLUMBING FINAL CONTINUED

5. DISHWASHER DISCHARGE MUST BE AHEAD OF GARBAGE DISPOSAL.
6. WHEN A CHECK VALVE IS INSTALLED ON WATER METER, THERMAL EXPANSION MUST BE INSTALLED.
7. WATER HEATERS MUST BE STRAPPED FOR SEISMIC MOVEMENT - 2 STRAPS - 1 ON EACH 1/3 UPPER AND 1/3 LOWER
8. IF CLOSED SYSTEM THAN A THERMAL EXPANSION TANK IS REQUIRED OR IF WATER HEATER MANUFACTURE IS REQUIRING AN EXPANSION TANK.
9. T AND P MUST SLOP DOWNWARD 1/4" PER FOOT. HARD PIPED WITH UNION.
10. A PAN UNDER THE WATER HEATER IS REQUIRED WHEN IT IS IN A LOCATION THAT MAY CAUSE DAMAGE IF LEAKAGE OCCURS.
11. WATER HEATERS MUST BE PROTECTED FROM PHYSICAL DAMAGE IN GARAGE. WATER HEATER AND FURNACE MUST BE INSTALLED 18" ABOVE GARAGE FLOOR.
12. WATER HEATER AND FURNACE VENTS MUST HAVE 3 SCREWS ON JOINT AND 1" MIN. CLEARANCE FROM DOUBLE WALL TO COMBUSTIBLES.
13. ALL DOMESTIC LINES DRAINING INTO SANITARY DRAIN MUST HAVE MIN. 1" CLEARANCE.
14. HOSE BIBBS MSUT HAVE VACCUM BREAKERS.
15. PERMITS MUST HAVE CORRECT FIXTURE COUNT.
16. YARD HYDRANT 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

TEMP GAS

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

MERC GAS FINAL

1. FULL PORT GAS COCK SHALL BE INSTALLED AFTER THE METER ON THE HOUSE SIDE PIPING.
2. LOW PRESSURE UP TO AND INCLUDING 2 LBS MERC TEST- AN AIR TEST OF MIN 10 LBS WITH A 15 LB GAUGE MARKED OFF IN 1/10TH LB INCREMENTS.
2. 3 LBS AND OVER SHALL REQUIRE A 24-HOUR RECORDER AT 30 LBS
3. REPAIR PIPING ONLY ON EXISTING HIGH PRESSURE. CAN DO 60 LBS FOR 30 MINUTES.
4. ALL GAS PIPING MUST HAVE DIELECTRIC 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
APPLANCES INSTALLED IN BEDROOMS DO NOT HAVE TO BE MOVED, INSTEAD THE CLOSET SHALL BE WEATHER-STRIPPED WITH OUTSIDE COMBUSTION AIR AND BOILERS DO NOT HAVE TO HAVE DOUBLE CHECK OR WATTS 9 D IF QUIPPED 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 EQUIVALENT BACKFLOW.
11. T & P VALVES MUST BEEN IN WORKING CONDITION AND LINE RUN TO OUTSIDE
12. MUST HAVE PROPER COMBUSTION AIR PROVIDED
13. COPPER AND BRASS PIPE SHALL NOT BE USED FOR GAS PIPING.
17. MUST HAVE SEDIMENT TRAPS BEFORE THE FLEX CONNECTOR AT APPLIANCE CONNECTIONS, GAS SUPPLY SHALL ENTER FROM TOP PER IAPMO DRAWING.
18. ALL GAS FIREPLACES REQUIRE OUTSIDE SHUT OFF VALVE WITHIN 6' OF APPLIANCE
19. SEDIMENT TRAPS MUST BE INSTALLED AFTER THE GAS COCK AND BEFORE THE FLEX ON APPLICANCES. THE GAS SUPPLY SHALL ENTER FROM THE TOP OF THE TEE PER IAPMO DRAWING.



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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 POINT TO GROUND LEVEL
5. WHEN MAKING GAS PIPING CONNECTIONS TO GAS METERS, A SEPARATE TEE SHALL BE INSTALLED ON THE DISCHARGE SIDE OF THE METER. THIS TEE IS REQUIRED FOR THE GAS COMPANY 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 1/2" FROM BACKWASH OR FOR DRAINING THE POOL.