# SECTION 22 05 00 - plumbing MATERIALS AND METHODS

## PART 1 GENERAL

1.01 DESCRIPTION

A. The provisions of the General Requirements, Supplementary Requirements, and Division 1 apply to the plumbing work specified in this Division.

B. The requirements of this Section apply to the plumbing systems specified in these Specifications and in other Division 22 sections.

C. Provide all items, articles, materials, equipment, operations and/or methods listed, mentioned, shown and/or scheduled on the Drawings and/or in these Specifications, including all labor, supervision, services, permits, fees, and incidentals necessary and required to provide a complete and operable facility with complete systems as shown, specified, and required by applicable codes.

D. The work shall include, but not be limited to, the following systems:

1. Water and sanitary sewer service complete per serving utility company requirements.

2. Service and distribution piping including valves, supports, insulation, etc.

3. Complete plumbing systems, including fixtures, trim, equipment, etc.

4. Rough-in and final connection of plumbing equipment and fixtures furnished under other Divisions of this Specification.

5. Special systems as specified herein.

E. Advise subcontractor, suppliers, and vendors involved in the work specified in this Section of the applicable requirements.

1.02 QUALITY ASSURANCE

A. All work and materials shall conform to all applicable local and state codes and all federal, state and other applicable laws and regulations. All clarifications and modifications which have been cleared with appropriate authorities are listed under the applicable sections. All electrical products shall bear the label of a recognized testing laboratory such as UL or CSA.

B. Whenever the requirements of the Specifications or Drawings exceed those of the applicable code or standard, the requirements of the Specifications and Drawings shall govern.

C. Codes and Standards: Comply with the provisions of the following referenced codes, standards and specifications:

1. Federal Specifications (FS)

2. American National Standards Institute (ANSI)

3. National Electrical Manufacturer's Association (NEMA)

4. National Fire Protection Association (NFPA)

5. Underwriters Laboratories, Inc. (UL)

6. Factory Mutual (FM)

7. International Building Code (IBC) with State and Local Amendments

8. International Mechanical Code (IMC) with State and Local Amendments

9. Uniform Plumbing Code (UPC) with State and Local Amendments

10. American Society for Testing and Materials (ASTM)

11. Americans with Disabilities Act (ADA)

12. International Fire Code (IFC) with State and Local Amendments

13. Energy Policy Act (EPAct)

14. Manufacturers Standardization Society (MSS)

15. National Sanitation Foundation (NSF)

16. American Gas Association (AGA)

D. Each piece of equipment furnished shall meet all detailed requirements of the Drawings and Specifications and shall be suitable for the installation shown. Equipment not meeting all requirements will not be acceptable, even though specified by name. Where two or more units of the same class of equipment are furnished, use product of the same manufacturer; component parts of the entire system need not be products of same manufacturer. Furnish all materials and equipment, new and free from defect and of size, make, type and quality herein specified or approved by the Architect. All materials shall be installed in a neat and professional manner.

E. All apparatus shall be built and installed to deliver its full rated capacity at the efficiency for which it was designed.

F. The Drawings and Specifications are complementary. What is called for by one shall be as though called for by both.

G. Drawings: Do not scale drawings for roughing-in measurements, nor use as shop drawings. Make field measurements and prepare shop drawings as required. Coordinate work with shop drawings of other specification divisions.

H. Field Wiring: It is the intent of these specifications that all systems shall be complete and operable. Refer to all drawings and specifications, especially the electrical drawings, to determine voltage, phase, circuit ampacity and number of connections provided. Provide all necessary field wiring and devices from the point of connection indicated on the electrical drawings. All equipment shall be installed in compliance with the Electrical Code and the equipment’s UL listing. Bring to the attention of the Architectin writing, all conflicts, incompatibilities, and/or discrepancies prior to bid or as soon as discovered.

1.03 WORK OF OTHER CONTRACTS

A. Work under this contract shall be conducted in a manner to allow for the future installations of such equipment or items listed in other sections of this Specification.

1.04 WORK OF OTHER DIVISIONS

A. Work under this Division shall be conducted in a manner to cooperate with the installation of such equipment or items as specified in other Divisions.

B. HVAC piping systems, fuel piping systems, fire suppression piping systems, and control devices and control wiring relating to the heating and air conditioning systems are specified under other Divisions of these Specifications except for provisions or items specifically noted on the Drawings or specified herein.

C. Consult all Drawings and Specifications in this project and become familiar with all equipment to be installed. Coordinate all aspects of the construction with the other trades on the job to ensure that all work and materials required to provide a complete and operational facility are included in the bid.

D. All sections of Division 22 are interrelated and shall be considered in their entirety when interpreting any material, method, or direction listed in any section of Division 22. Individual sections are not written for specific subcontractors or suppliers but for the general contractor.

1.05 SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES (submittals)

A. Submit in accordance with Division 1 full technical and descriptive shop drawing data on proposed materials and equipment as detailed in each section.

B. The Contractor shall verify that all equipment submitted can be delivered and installed within the time constraints of the construction period.

C. Include the manufacturer, type, style, catalog number, complete specification, certified dimensions, included options and accessories and description of physical appearance for each item submitted. Reproduction of catalog data sheets shall be clean and legible to show all details, including gauge of metal used.

D. Include only information on exact equipment to be installed, not general catalogs of the manufacturer. Where sheets show proposed equipment as well as other equipment, identify proposed equipment with rubber stamp arrow or similar concise method.

E. Submit with each copy a transmittal letter verifying that all included equipment submittals have been carefully considered for quality, dimensions, function, and have been coordinated with the Drawings and Specifications. Guarantee that proposed materials will meet or exceed the quality and function of those specified.

F. Include field wiring diagrams and connection diagrams for all control and/or low voltage systems, including floor plans.

G. Submittal Review: The submittal review process is a means to provide quality control. The action noted to be taken (or where conflicts with the contract documents are not noted) shall not be interpreted by the Contractor as automatic "change orders." Approval of the data for substitution and shop drawings shall not eliminate the contractor’s responsibility for compliance with Drawings or Specifications, nor shall it eliminate the responsibility for freedom from errors of any sort in the data discovered prior to or after the review process. Deviations, discrepancies, and conflicts between the submittals and the Contract Documents shall be called to the Architect's attention in writing at the time of transmittal of the data.

H. Unless otherwise directed by Division 1, submittal data shall be in a 3-ring plastic binder with a clear plastic sleeve and a project identification sheet inserted. Arrange submittals numerically with specification sections identified on divider tabs. All required sections shall be submitted at one time.

1.06 PRODUCT SUBSTITUTION

A. Materials other than those specified may be approved for this project providing a written request is submitted to the Architect prior to bid in accordance with Instructions to Bidders. Requests shall include complete specifications, dimensions, manufacturer and catalog number for each item for which approval is desired. If, in the opinion of the Architect, the material is not complete or if it is not an acceptable substitute, he may reject it. The Architect's evaluation will be based solely on the material submitted.

1.07 CHANGE ORDERS

A. All supplemental cost proposals by the Contractor shall be accompanied by a complete itemized breakdown of labor and materials without exception. At the Architect's request, the contractor's estimating sheets for the supplemental cost proposals shall be made available to the Architect. Labor must be separated and allocated for each item of work.

1.08 record documents

A. Project Record (As-Installed) Drawings:

1. Maintain a set of record drawings on the job site as directed in Division 1.

2. Keep Drawings clean, undamaged, and up to date.

3. Record and accurately indicate the following:

a. Depths, sizes, and locations of all buried and concealed piping and all cleanouts, whether concealed or exposed, dimensioned from permanent building features.

b. Locations of all valves.

c. Changes, additions, and revisions due to change orders, obstructions, etc. Eradicate extraneous information.

d. Locations of tracer wire terminal points.

e. Model numbers of installed equipment.

4. Make Drawings available when requested by Architect for review.

5. Submit as part of the required Project Closeout documents.

B. Operating and Maintenance Manuals: Submit five (5) sets of Operating and Maintenance Instructions, including manufacturer's service data, wiring diagrams, and parts lists and vendors for all serviceable items of equipment, valve charts, balancing data, final control diagrams showing final set points, and any additional equipment added by change order, bound in three-ring, vinyl or canvas covered, loose-leaf binders organized with index and thumb-tab markers for each classification of equipment or data.

1.09 WARRANTY

A. Furnish, prior to application for final payment, three copies of written and signed guarantee effective a period of one year from date of completion and acceptance of entire project; agree to correct, repair and/or replace defective materials and/or equipment or the results of defective workmanship without additional expense to the Owner. Where no response satisfactory to the Owner has occurred within three working days from the written report of a warranty covered defect, the contractor shall agree to pay for the cost of repair of the reported defect by a contractor of the Owner's choice.

B. Where the manufacturer's guarantee exceeds one year, the longer guarantee shall govern and include the Contractor's labor.

## PART 2 PRODUCTS

2.01 GENERAL

A. General: Provide all new materials and equipment, identical to apparatus or equipment in successful operation for a minimum of two years. Provide materials of comparable quality omitted here but necessary to complete the work. Maximum allowable variation from stated capacities, minus 5% to plus 10% as approved in each case.

B. Compatibility: Provide products which are compatible with other portions of the work and provide products with the proper or correct power and fuel-burning characteristics, and similar adaptations for the project.

C. Efficiency: Service (Domestic) Water Heating Equipment shall comply with the State Energy code. Where equipment efficiencies are indicated, the use of alternate or substitute manufacturer’s equipment with lower efficiencies is not permitted.

D. Storage and Handling:

1. Delivery: Deliver to project site with manufacturer's labels intact and legible.

2. Handling: Avoid damage.

3. Storage: Inside protected from weather, dirt and construction dust. Where necessary to store outside, elevate well above grade and enclose with durable, waterproof wrapping.

2.02 valves

A. General: Provide factory fabricated valves of the type, body material, temperature and pressure class, and service indicated. Bronze gate, globe and check valves shall comply with MSS-SP-80. Ball valves shall comply with MSS-SP-110. Iron gate and globe valves shall comply with MSS‑SP‑70. Iron check valves shall comply with MSS-SP-71. Butterfly valves shall comply with MSS-SP-67. Valve size same as connecting pipe size.

B. Acceptable Manufacturers: Milwaukee, Crane, Grinnell, Nibco, Hammond, Stockham, Legend, Watts, FNW, and Walworth. NIBCO numbers are given except as noted. Where possible, provide valves from a single manufacturer.

C. Valve styles: Domestic hot and cold water.

1. Valves 3” and Smaller:

a. Ball: Two-piece, DZR brass body, full port, 600 psi WOG, Fig. T/S-585-70.

b. Check: Bronze body, swing check, 200 psi WOG, T/S-413B (bronze disc) or T/S-413Y (Teflon disc).

2. Valves 3” through 12”:

a. Ball: Three-piece, bronze body, full port, 600 psi WOG, T/S-595Y.

b. Gate (to 3”): Bronze body, non-rising stem, 200 psi WOG, T/S-133.

c. Gate (4” to 12”): Iron body, bronze trim, non-rising stem, solid wedge, bolted bonnet, 200 psi WOG, F-619.

D. Selection of Valve Ends (Pipe Connections): Select and install valves with ends matching the types of pipe/tube connections.

2.03 hangers and supports

A. General: Provide factory-fabricated horizontal piping hangers, clamps, hanger rod, inserts, supports, etc., of the recommended MSS type and size. The Manufacturers Standardization Society (MSS) of the Valve and Fittings Industry Practice SP-58 and SP-69 are referenced in this section.

B. Manufacturers: B-Line, Carpenter & Paterson, Grinnell, Michigan, Superstrut, Tolco, Erico, or accepted substitute. Grinnell figure numbers in parentheses where applicable (or other manufacturers as noted).

C. Corrosion Protection: Provide materials which are zinc plated or factory painted to prevent corrosion. Prevent electrolysis in the support of copper tubing by the use of hangers and supports which are copper plated, plastic coated, or by other recognized industry methods.

2.04 PENETRATION FIRE STOPPING

A. Through-penetration fire stopping system tested and listed by Underwriters Laboratories. Hilti, 3M, Metacaulk, SpecSeal, or approved.

B. Select system for proper application based on wall construction, type of penetrating item, wall rating, etc.

## PART 3 EXECUTION

3.01 LAYOUT AND COORDINATION

A. Site Examination: Before starting work, carefully examine site and all contract Drawings. Become thoroughly familiar with conditions governing work on this project. Verify all indicated elevations, building measurements, roughing-in dimensions and equipment locations before proceeding with any of the work.

B. Sleeves, Inserts, Cast-in-Place Work: Provide sleeves, inserts, anchoring devices, cast-in-place work, etc. which must be set in concrete sequenced at the proper time for the project schedule.

C. Coordination:

1. The drawings are based on equipment of a certain manufacturer and may be identified as such. Where alternate manufacturers or approved substitutes are incorporated into the work, any required design changes are the responsibility of the contractor. Such changes may include changes in utility or system connection sizes, location, or orientation, service clearances, structural support or acoustic considerations.

2. Where the work must be sequenced and positioned with precision in order to fit into the available space, prepare accurate scale shop drawings showing the actual physical dimensions required for the installation and submit prior to purchase/fabrication/installation of any of the elements involved in the coordination.

3. Cooperate with other trades in furnishing material and information for sleeves, bucks, chases, mountings, backing, foundations and wiring required for installation of mechanical items.

4. Coordinate all work with other trades and determine in advance where interfacing of the mechanical work and other work are required to be connected together. Provide all materials and equipment to make those connections. Submit shop drawings showing required connections where special conditions exist.

D. Discrepancies: Report immediately any error, conflict or discrepancy in Plans, Specifications and/or existing conditions. Do not proceed with any questionable items of work until clarification of same has been made. Should rearrangement or re-routing of piping be necessary, provide for approval the simplest layout possible for that particular portion of the work.

3.02 UTILITY COORDINATION

A. Utility Coordination: Coordinate all aspects of the incoming plumbing utility services indicated with the city engineer, serving utility, and the off-street improvements contractor. Requirements of the utility company which exceed the provisions made on the Drawings or covered by these Specifications shall take precedence. Provisions made on the Drawings or Specifications in excess of the utility company's requirements shall take precedence. No additional compensation will be allowed the contractor for connection fees or additional work or equipment not covered in the Drawings or Specifications which are a result of policies of the serving utilities.

3.03 MECHANICAL EQUIPMENT WIRING

A. Provide all mechanical equipment motors, automatic temperature, limit, float and similar control devices required, with wiring complete from power source indicated on Electrical Drawings.

B. Provide properly rated motor overload and undervoltage protection and all manual or automatic motor operating devices for all mechanical equipment.

C. Equipment and systems shown on the Drawings and/or specified, are based upon requirements of specific manufacturers which are intended as somewhat typical of several makes which may be approved. Provide all field wiring and/or devices necessary for a complete and operable system including controls for the actual selected equipment/system.

3.04 general INSTALLATION

A. Locating and Positioning Equipment: Observe all Codes, Regulations and good common practice in locating and installing mechanical equipment and material so that completed installation presents the least possible hazard. Maintain adequate clearances for repair and service to all equipment and comply with Code requirements.

B. Arrangement: Arrange rigid piping parallel with primary lines of the building construction, and with a minimum of 7' overhead clearance in all areas where possible. Unless indicated otherwise, conceal all piping. Locate operating and control equipment properly to provide easy access, and arrange entire mechanical work with adequate access for operation and maintenance. Give right-of-way to piping which must slope for drainage. Set all equipment level or as recommended by manufacturer. Under no conditions shall beams, girders, footings or columns be cut for mechanical items. Casting of pipes into concrete is prohibited unless so shown on Drawings.

C. Drip Pans: Provide drip pans under all domestic hot water heaters and washing machines. Provide 3/4" drainage piping , properly discharged to over floor drain, to building waste system or as shown on the Drawings.

1. Contractor options:  
a.    Provide accessible valve box (single throw dual ball valve) with stand pipe fitting located to the side of the washer.

D. Access Panels: Provide access panels with proper backing reinforcement for all equipment, dielectric unions, valves and items requiring service and installed above ceilings, behind walls, or in furring, complete with correct frame for type of building construction involved. Exact size, number and location of access panels are not necessarily shown on Drawings. Use no panel smaller than 12" by 12" for simple manual access or smaller than 16" x 20" where personnel must pass through.

E. Adjusting: Adjust and calibrate all automatic mechanical equipment, mixing valves, flush valves, float devices, etc. Adjust flow rates at each piece of equipment or fixture.

F. Building Vapor Barrier: Wherever the building insulation vapor barrier is penetrated by piping, hangers, conduits, etc., provide clear self-adhesive tape recommended by the insulation manufacturer around the penetrations.

3.05 Valve INSTALLATION

A. General: Comply with the following requirements:

1. Install valves where required for proper operation of piping and isolation of equipment, including valves in branch lines where necessary to isolate sections of piping, and where shown on the drawings. Install valves at low points in piping systems that must be drained for service or freeze protection.

2. Locate valves in accessible spaces (or behind access panels) and so that separate support can be provided when necessary.

3. Install valves with stems pointed up, in the vertical position where possible, but in no case with stems pointed downward from a horizontal plane.

B. Valve Access: Provide access panels to all valves installed behind walls, in furring or otherwise inaccessible.

3.06 INSTALLATION of hangers and supports

A. General: Proceed with the installation of hangers, supports and anchors only after the required building structural work has been completed in areas where the work is to be installed. Correct inadequacies including (but not limited to) the proper placement of inserts, anchors and other building structural attachments.

1. Install hangers, supports, clamps, and attachments to support piping and equipment properly from the building structure. Use no wire or perforated metal strap to support piping, and no supports from other piping or equipment. For exposed continuous pipe runs, install hangers and supports of the same type and style as installed for adjacent similar piping.

2. Prevent electrolysis in the support of copper tubing by the use of hangers and supports which are copper plated or by other recognized industry methods.

3. Support piping independently of fire sprinkler piping.

4. Arrange supports to prevent eccentric loading of joists and joist girders. Locate supports at panel points only.

B. Provisions for Movement:

1. Install hangers and supports to allow controlled movement of piping systems and to permit freedom of movement between pipe anchors, and to facilitate the action of expansion joints, expansion loops, expansion bends and similar units.

2. Install hangers and supports so that equipment and piping live and dead loading and stresses from movement will not be transmitted to connected equipment.

3. Install hangers and supports to provide the indicated pipe slopes.

C. Pipe Support:

1. Vertical Spacing: Support at base, at equivalent of every floor height (maximum 10' as required by Code) and just below roof line.

2. Screwed or Welded Steel or Copper Piping: Maximum hanger spacing shall be as follows:

Steel Copper

1-1/4" and smaller 7' span 6' span

1-1/2" pipe 9' span 6' span

2" pipe 10' span 10' span

2-1/2" & larger 12' span 10' span

3. PVC, ABS and Other Rigid Plastic Pipe: Maximum hanger spacing and minimum rod diameters as follows:

a. Continuous support 1/2" to 4" pipe size Fee & Mason No. 109 channels with Fee & Mason No. 108 hanger. Lay pipe directly into the channel with fittings or couplings placed in spaces between channel sections. Secure piping to the channel at intervals between hangers with a few turns of vinyl electrical tape.

b. Non-Continuous Support: Maximum 4' spans or shorter if required by manufacturer for temperatures and pipe schedule.

c. Arrange supports to allow free movement, but restrict upward movement of lateral runs so as not to create reverse grade on drainage pipe. Use double bolt clamp or band hanger with restraint (Tolco fig. 25).

1. PEX and Other Flexible Plastic Pipe:

a. Continuous support: Channel support system as specified above or in exposed locations may be supported within EMT tubing supported as specified for steel pipe.

b. Non-continuous support: Maximum 32” spans in concealed locations.

5. Install additional hangers or supports at concentrated loads such as pumps, valves, etc. to maintain alignment and prevent sagging.

6. Support Rod: Hanger support rods sized as follows:

Pipe and Tube Size Rod Size

Inches mm Inches mm

1/2” to 4” 12.7 to 101.6 3/8” 9.5

5” to 8” 127.0 to 203.2 1/2” 12.7

10” to 12” 254.0 to 304.8 5/8” 15.9

D. Adjust hangers and supports to bring piping to proper levels and elevations.

E. Provide all necessary structural attachments such as anchors, beam clamps, hanger flanges and brackets in accordance with MSS SP-69. Attachments to beams and joists wherever possible. Supports suspended from other piping, equipment, floor sheathing, etc., are not acceptable.

F. Horizontal banks of piping may be supported on common steel channel member spaced not more than the shortest allowable span required on the individual pipe. Maintain piping at its relative lateral position using clamps or clips. Allow lines subject to thermal expansion to roll axially or slide. Size channel struts for piping weights.

G. Installation of drilled-in concrete anchors shall comply with the manufacturer’s instructions for working load, depth of embedment, and spacing between anchors and from the edge of the slab. Use only wedge style anchors.

3.07 EQUIPMENT CONNECTIONS

A. Provide complete plumbing connections for all items of equipment requiring such connections, including incidental piping, fittings, trim and labor necessary for a finished working installation.

B. Verify the rough-in and finish requirements for all equipment provided under other Divisions of the work and requiring plumbing connections with equipment supplier and installer prior to rough-in. Minimum branch pipe size for fixtures shall be 1/2". Final piping connection to fixture stops shall be made using metal pipe or tube.

3.08 PROTECTION

A. Protect all work and materials against loss or damage. Close all pipe openings with caps or plugs. At final completion, thoroughly clean and deliver all work and equipment in an unblemished new condition. Keep all motors and bearings in watertight and dustproof covers during entire course of installation.

3.09 PIPE PENETRATION FIRE STOPPING

A. Install as recommended by manufacturer and in accordance with the product’s UL listing. Below are the minimum installation requirements.

1. Install specified penetrating item(s) with required annular spacing in proper size wall or floor opening. Support penetrating item(s) adequately on both sides of construction.

2. Clean all opening and penetrating item surfaces in penetration area to remove loose debris, dirt, oil, wax, grease, old caulking, etc.

3. If needed or required for gypsum or concrete block walls, install specified galvanized steel wire mesh or sleeve recessed and centered inside wall around penetrating item(s) so that it is snug against perimeter of opening.

4. When required, install specified type and depth of backing material in annular space, recessed to required fill depth of fire stopping caulking.

5. Gun, trowel, and/or pump fire stopping sealant to specified depth in annular space around penetrating item(s). Trowel sealant surfaces flush with wall or floor surfaces to a smooth, defect-free finish. Where required, apply specified size caulking bead around penetrating item(s) at zero annular contact areas and tool smooth.

3.10 plumbing WORK CLOSEOUT

A. General: Refer to the Division 1 sections for general closeout requirements. Calibrate all equipment requiring same. Complete each system as shown or specified herein and place in operation except where only roughing-in or partial systems are called for. Each system shall be tested and left in proper operation free of leaks, obstructions, or contamination.

B. Record Drawings: Submit record set of drawings as previously specified in this Section.

C. Closeout Equipment/Systems Operations: Sequence operations properly so that work of project will not be damaged or endangered. Coordinate with seasonal requirements. Operate each item of equipment and each system in a test run of appropriate duration with the Architect present, and with the Owner's operating personnel present, to demonstrate sustained, satisfactory performance. Adjust and correct operations as required for proper performance. Clean and lubricate each system, and replace dirty filters, excessively worn parts and similar expendable items of the work.

D. Operating Instructions: Conduct a walk-through instruction seminar for the Owner's personnel who are to be involved in the continued operation and maintenance of plumbing equipment and systems. Provide written instructions outlining and explaining the identification system, operational diagrams, emergency and alarm provisions, sequencing requirements, seasonal provisions, security, safety, efficiency and similar features of the systems.

END OF SECTION

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