



PLUMBING AND MECHANICAL PLAN REVIEW

Plan review is required for the following work – except for houses, duplexes, and IRC townhouses

Plumbing	Mechanical
<ul style="list-style-type: none">• Rainwater systems supplying fixtures within buildings• New multifamily, non – residential or mixed-use buildings• Existing non-residential or mixed-use additions or alterations projects with more than 10 individual fixtures• All tenant improvements with medical gas piping, commercial kitchens and/or food service (Requiring Snohomish County Health Dept for restaurant/food prep)• Roof drains and/or overflow systems• Oil water separators• Grease removal devices• Sumps (residential waste pumps require prior approval, but not plan review)• All types of laboratories, chemical waste systems• All medical and dental• All water heater over 60 gallons (seismic bracing required)	<ul style="list-style-type: none">• New multifamily, mixed-use, or commercial buildings• Existing multifamily, non-residential, or mixed-use additions or alteration projects with the addition or relocation of more than 15 diffusers and/or 5 VAV boxes connected to existing HVAC equipment provided: The work is limited to branch ducts, diffusers and VAV boxes and ducts that do not penetrate a fire and/or smoke rated assembly• Any commercial cooking operations including type one and type two hoods• Work that affects smoke control• Rooms or storage spaces containing gas cylinders, batteries, and the use of hazardous materials• Changes to exhaust systems except new bathroom exhaust connected to an existing compatible environmental air exhaust system.• Gas & fuel oil piping and appliances e.g., heaters, boilers, water heaters, kilns, fireplaces, generators, tanks• Refrigeration systems• Transformer ventilation systems• Seismic breaking for all equipment over 400 pounds and water heater over 60 gallons (seismic bracing required)
Information required for plan review: <ul style="list-style-type: none">• System sizes – size of sanitary and potable water systems• Plan View – 1/8 inch minimum scale• Location – location and type of proposed fixture• Riser diagram – waste, vent, potable water, rainwater indicating all sizes.• Equipment schedule• Fixture amount• Fixture schedule	Information required for plan review: <ul style="list-style-type: none">• Gravity calculations including attachment details are required for all equipment located on the roof.• Reflected ceiling plans showing and identifying ducting, equipment, piping, supply diffusers, return air grilles and dire dampers.• Equipment list and schedule• Outside air calculations• Screening – materials shall be provided as a detail, including color, height, and materials.

Note: complex, hazardous or systems that pose unique design problems as determined by the Building Official will require plan review. Exceptions to plan review may be granted by the Building Official. Questions shall be taken up with permits@lakestevenswa.gov for any modifications to this table.