

Element D Services

Plumbing

D201002 Plumbing Fixtures for Open Parking Garages

PART 1 - GENERAL

1.01 OVERVIEW

- A. This section addresses plumbing fixtures, trim and associated accessories within open parking garages.

PART 2 - DESIGN CRITERIA

2.01 GENERAL

- A. Final selection of plumbing fixtures and trim shall be determined by close coordination with Owner's user groups and Project Manager to determine functionality requirements for selection of appropriate fixture and trim types.
- B. Modify Owner's Master Construction Specifications as required to ensure conformity between Drawing schedules and Specifications.
- C. Quantities of plumbing fixtures shall be determined by compliance with the International Plumbing Code requirements for minimum number of facilities. Consult with Owner's users to determine additional fixtures required for particular department needs.
- D. Coordinate location of all plumbing fixtures with structural members, vehicular and pedestrian traffic, and other garage building components that may interfere with the installation of code compliant piping. This task shall be accomplished during the schematic design phase of the Project.
- E. Coordinate location of plumbing fixtures on above grade levels with spaces below to avoid areas where water leakage would cause a safety hazard or property loss, including but not limited to equipment, pedestrian walkways, vehicle parking, etc. This task shall be accomplished during the schematic design phase of the Project.
- F. Do not locate plumbing fixtures above electrical or telecommunications rooms.
- G. Fixtures shall be mounted at heights recommended by the manufacturer, as required by accessibility standards. Mounting heights should be indicated on the Architectural Contract Drawings.
- H. Coordinate sink/lavatory sizes and casework details to insure proper installation of fixtures.

PART 3 - SPECIAL CONTRACT DOCUMENT REQUIREMENTS

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3.01 GENERAL

- A. All plumbing fixtures and trim shall be specified indicating manufacturer's model numbers and sufficient additional information to allow cross referencing to other acceptable manufacturer's products.
- B. Include a fixture rough in schedule on Contract Drawings identifying minimum service pipe sizes required by code and as recommended by the manufacturer for all fixtures and trim to be installed within the Project. A brief description of the plumbing fixture shall be included in the schedule, coordinated with the specifications.
- C. Elevations of the plumbing fixtures shall be indicated on the Architectural Contract Drawings identifying required mounting heights for all fixtures and trim to be installed within the Project.

PART 4 - PRODUCTS

4.01 GENERAL

- A. Refer to Master Construction Specifications.
- B. Fixtures, trim and accessories shall be new commercial grade quality.
- C. Fixtures, trim and accessories of any one type shall be by the same manufacturer.
- D. Vitreous china plumbing fixtures shall be white in color with chrome-plated fixture trim and accessories.
- E. Wall mounted fixtures shall be supported with commercial carriers, bolted to the floor. Fixture weight shall not be transmitted to walls or partitions.
- F. Fixtures shall be provided with vandal resistant trim.
- G. Lavatory faucets shall be provided with manually operated ADA compliant handles.
- H. Janitor's sinks shall be floor mounted type and be monolithically constructed of terrazzo or stone. Coordinate with Owner for preferred size of sink. Mop sinks shall be provided with integral stainless-steel drain having 3 inch inside diameter pipe connection, stainless steel bumper guards, hose and hose hanger and mop hanger.
- I. Janitor's sink faucets shall be provided with manually operated four-inch wrist blade handles, integral stops, vacuum breaker, wall brace and ¾ inch hose thread spout outlet.
- J. Toilets shall be vitreous china floor mounted flush tank type with elongated bowl.

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PART 5 - DOCUMENT REVISION HISTORY

Issue	Date	Revision Description	Reviser
	20190301	Original Issuance	

END OF ELEMENT D201002