DESIGN STANDARDS FOR: PLUMBING FIXTURES FOR BUILDINGS

PART 1 - GENERAL

1.01 General

A. All new construction or substantial development shall comply with current applicable Seattle Building Code. Programs for specific projects will indicate additional requirements for Barrier Free Accessibility. For renovation of existing facilities, design to meet the intent of these (ADA) regulations wherever feasible and review such situations with the appropriate Agencies.

B. All construction shall be in accordance with the current applicable plumbing codes and all other related codes.

C. All water and sewer piping, traps, clean-outs, etc., for toilets, urinals, and lavatories shall be accessible from behind where feasible. Use approved access panels where not feasible.

D. Pipes in the pipe alley must be installed as close to the wall as possible in order to allow maximum clear work space in the pipe alley.

E. Plumbing contractor shall be responsible for obtaining all necessary permits.

F. All work shall be performed by a licensed and bonded plumbing contractor. The plumbing contractor shall be licensed in the State of Washington.

G. All plumbing work shall be inspected by, but not limited to, the Seattle King County Health Department Inspector and the Seattle Parks and Recreation (SPR) maintenance staff.

1.02 Submittals: Provide catalog cuts (fittings, fixtures, etc.), for SPR review

PART 2 - PRODUCTS

2.01 Freeze Protection (Unsupervised Facilities): Freeze protection shall be provided to all water using items in the "Unsupervised Facilities" and "Outside Restrooms" of the community centers. Use "Hot Pot" function and heat tape methods; "Hot Pot" for toilets, and heat tape on pipes in alley. Provide insulation over heat tape (with thermostat under insulation). Heat tape should also cover top of flush valve and expansion risers or

bumper dampeners. Heat tape shall be Smith Gates - VMC Heat Tape, FP1-8, 120 volts. Use the most energy efficient methods and fixtures. Hard wire heat tape directly to junction box. "Hot Pot" functions to be one "Chromalox" screw-in heater unit #SCB-200 per toilet, and one "East Heat" capillary tube thermostat #AWT per pipe alley or approved equal. No plastic pipe may be used to connect toilet to the main sanitary sewer, where a heating element is used.

2.02 Toilets

A. Unsupervised Facilities: Acorn # M2105-E500-W-1-CN-HS-W03 modified toilet (includes solid plastic seat) with back supply. Use Acorn # 2725 cap nut (4 per toilet) and Acorn # 9892 wrenches (1 per Comfort Station). These toilets require 3-1/2 gallon flushometers. Use recessed Sloan Royal push button valve # 605. PVC pipe not permitted to connect toilet to wall hangar, it must be metal.

B. Supervised Facilities: American Standard Afwall #2477.016 (top spud); Afwall #2257.103 (top spud); Instanto #2512.010 (top spud), OR water closets made by Kohler or Crane as approved.

C. Rough-In:

On existing facilities contractor shall verify the rough-in dimensions.

On new facilities Parks standard rough-in dimensions shall be used.

D. Carriers: Carriers for water closets to be Wade W/M 28 modification (metal nipple and adapter - no plastic nipples), or approved.

E. Toilet Seats: Provide solid white plastic seat with open front.

2.03 Urinals

A. Unsupervised Facilities: Acorn #2167-W-1-CFR with Acorn # 2898 flush valve access panel. Appropriate drain adapter shall be provided.

B. Supervised Facilities: American Standard Trimbrook #6561.017 (top spud) and Washbrook #6501.010 (top spud), or approved.

2.04 Flushometers

A. Unsupervised Facilities: Sloan Royal Flush w/vacuum breaker - back supply.

B. Supervised Facilities: Sloan Royal Flush w/vacuum breaker - top supply.

2.05 Lavatories

A. Unsupervised Facilities: Acorn #1953-ADA-1-9-H1-GE or approved. (single hole lavatory - cold water supply only). Provide Chicago “Tip-Tap” faucets # 409-E12. Use galvanized steel hangers (see SPR Std. Detail #15440.53).

B. Supervised Facilities: American Standard Lucerne #0356 or approved (hot and cold water supply).

C. Hangers: Bolting through the wall is required.

2.06 Faucets

A. Unsupervised Facilities: Chicago "Tip Tap" Model #409-E12 (single basin faucet).

B. Supervised Facilities: Chicago "Tip Tap" Model #797A-335.

C. Wheelchair Lavatories: Chicago "Tip Tap" Model #797A-335.

2.07 Drinking Fountains

A. General: All drinking fountains to have manual controls. No constant flow.

B. Indoor Use Drinking Fountains: Haws {Haws Corporation – 1-800-640-4297 www.hawsco.com } Model #1011-"Hi-Low" OR #1119.14-"Hi-Low", OR #1109 or approved.

C. Outdoor Use Drinking Fountains: Haws Model #1025 or 1109 (wall mounted), and # 3380 (pedestal mounted) OR # 3511–"Hi-Lo" (pedestal mounted – for historic sites).

2.08 Stop and Waste Control Valves: All drinking fountains to have stop and waste control valves.

2.09 Service Sinks: American Standard Florwell Service Sink #7741.000, or approved.

2.10 Kitchen Sinks: Elkay with Chicago faucets.

2.11 Shower Valves: Shower valves shall be Simmons' "Shower Off" or approved Acorn shower valves with key operated spray control. Shower water temperature shall be controlled with a tempering valve with a temperature range of 65° to 115°F. There shall be a re-circulating pump for the temperature valve.

2.12 Floor Drains: Zurn, J.R. Smith, Wade, or approved.

2.13 Gate Valves: To be 150 psi (min.)-300 WOG. Ohio Brass, Nibco, Wolverine, or approved equal.

2.14 Grease Traps: J.R. Smith #8035, or approved.

2.15 Clay Trap: J.R. Smith #8715, or approved.

2.16 Pumps: Bell & Gossett, Gould, Armstrong.

2.17 Anchors: No equipment anchors shall be plastic. Through bolting is preferred.

2.18 All Toilet Facilities

Water Supply:

Above grade - Type L copper
Below grade - Type K copper

2.19 Waste Lines: Cast iron, or approved.

PART 3 - EXECUTION - *Not Used*

END OF SECTION