

PLUMBING GUIDELINES

FOR HOME OWNERS WHO WISH TO INSTALL THEIR OWN PLUMBING

Osceola County enforces the 2012 Michigan Plumbing Code.
(The Code book is available at the Building Department for reference)

Plumbing inspections are made on Mondays and Wednesdays.

The Plumbing Inspector is available to answer questions at the Building Department Office in person or by phone between 8:00 & 9:00 am on Mondays & Wednesdays.

Rough plumbing inspections are required before any piping is covered.

Hot water must be turned on for final inspections.

Shower valves must be pressure balanced or thermostatic mixing with high limit stops set at maximum of 120 degrees F.

All water lines must be protected from freezing. (Mobile Homes - heat tape and insulation.)

Full port valves, ball or gate, must be used in water service lines and hot water heater.

Clothes washing machines and dishwashers must have water hammer arresters installed on both hot and cold water lines.

Water heaters installed in garages with ignition source shall be elevated so that the source of ignition is at least 18 inches above the floor.

Water heaters installed where leakage will cause damage must be provided with a drip pan.

Water heaters must be provided with adequate combustion air as per mechanical code

Cleanouts on drain lines are required at junction of building drain & building sewer (1 foot inside or outside of wall where it enters the dwelling) Also at the base of all stacks and changes in direction of horizontal lines greater than 45 degrees.

Proper solvent cement and primer must be used on all PVC piping. PVC pipe (usually white) and ABS pipe (black) cannot be solvent welded together. Transition glue is available but it is not permitted by code. CPVC pipe for water lines must use proper solvent welding cement. (Usually orange in color)

All drain lines 2" and smaller must pitch 1/4" per foot. Minimum 3" lines must pitch 1/8" per ft. Minimum.

Sanitary tees on drain lines are permitted in vertical position only.

Changes in direction for horizontal lines made with 45 degree ells, wyes, or long sweep, 1/4 bends.

Maximum distance of fixture trap from the vent is:

1 ¼"	5'
1 ½"	6'
2"	8'
3"	12'

Total fall in a fixture drain due to pipe slope shall not exceed one pipe diameter.

Water closets, (toilets) must have a minimum space of 30". 15" from side wall

Final inspection is required when all plumbing is complete and all fixtures are operational and the hot and cold water is turned on.

Vent pipe connectors shall not be below wier of trap.