

Re-pipes Residential

**Handout No. 6-4
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Residential Re-piping requirements are as follows:

1. **A plumbing permit is required** to repipe the *water service*.
[The *water service* is the water piping from the water meter to the building.]
2. **A plumbing permit is required** to repipe the *interior water piping system*.
The scope of the repipe permit also includes replacing the water service, if applicable.
3. Either the owner or a State-licensed contractor may obtain plumbing permits.
4. Permits are obtained at the Building Division located at 200 East Santa Clara Street.
5. The Permit Center is open from 9:00 a.m. to 4:00, Monday through Friday.
Note: An appointment is required between 12:00 p.m. & 1:00 p.m.
6. If shear walls and firewalls are compromised or altered in the repipe process, the applicant must have the repair work inspected prior to covering.
7. **Plans may be required** when the repiping installation affects structural building components or fire-rated construction.
Note: Plans are generally not required to repipe a single-family dwelling.
8. Water pipe and fittings **inside a building** shall be brass, copper, cast iron, galvanized malleable iron, galvanized wrought iron, galvanized steel, or other approved materials.
Note: Cast iron fittings used for water need not be galvanized if over two inches in size.
9. Asbestos-cement, PE, PVC and copper water pipe manufactured to recognized standards may be used for cold water distribution systems **outside a building**.
10. All materials used in the water supply system, except valves and similar devices, shall be of a like material except where otherwise approved by the Administrative Authority.
Acceptable methods of joining dissimilar materials are as follows:
 - When joining copper pipe to iron pipe - A six-inch (min.) brass nipple is recommended in-between the copper and iron pipe in lieu of a dielectric fitting.
 - When dielectric fittings are used to join dissimilar metals, *listed* clamps and a bonding jumper must be installed at all such connections.
 - The point of connection between dissimilar materials without using the methods above **must remain accessible**.
Note: An access panel is one method of meeting the *accessible* requirement.
Note: It is recommended to keep the bonding clamps a minimum of six inches from the dielectric fitting. The bonding conductor shall be sized per the NEC, Table 250-94.
11. Water piping must be sized per current code requirements.
12. Non-removable **backflow prevention** devices are required on hose bibbs.
13. Repipe projects shall require all **water heaters** to be properly anchored per the City of San Jose *Water Heater Bracing Policy*.
14. Water hammer/shock arresters are required for quick closing valves in water piping systems, such as clothes washers and dishwashers when re-piping projects are performed.
15. A non-metallic water service can replace an existing metallic water service.
However, in these cases, the electrical **grounding system** may require alterations.
For example, if the existing metallic water service was the sole source of grounding for the electrical system, an adequate grounding system must be installed and inspected.
Note: A ground rod is usually driven near the main electrical panel in these cases.
16. The cold water piping **bond** must be re-established as required by code.
17. For permit fee estimates for re-pipes on **commercial buildings** call (408) 535-3555.
18. For permit fee estimates for re-pipes on **multi-family projects** call (408) 535-3555.
19. The person doing the work must call to schedule the required inspections.
To schedule an inspection, call (408) 535-3555 between 7:30 a.m. & 5:00 p.m.