

DIVISION 22 – PLUMBING
22 05 00 COMMON WORK RESULTS FOR PLUMBING
22 05 53 IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT

PART 1 - GENERAL

1.01 SUMMARY

A. Pipe Identification:

1. All pipes in mechanical rooms, above ceilings, exposed in corridors and stairways shall be identified with Snap-on/Strap-on/Stick-On labels/markers. Labels/markers shall have a UV-resistant coating. Labels shall be manufactured to the specifications listed in the following table:

Outside Pipe Diameter (inches)	Letter Height (inches)	Length of Color Field (inches)
Less than 2-1/2"	3/4"	8"
2-1/2" - 8"	1-1/4"	12"
8" - 10"	2-1/2"	24"
Greater than 10"	3-1/2"	32"

2. Pipe labels and marker sizes shall be in accordance with ANSI / ASME A13.1.
3. Piping labels and markers shall be installed on every system. Labels shall identify the media being transported in the pipe and the direction of flow.
4. Labels/markers shall be installed at a maximum of 10' (ten feet) on center. Labels shall be attached to pipe no more than 2' (two feet) from every change in direction, and on each side of every wall and floor penetration. Directional flow arrows shall be attached to each side of identifying label.
5. Provide labels, markers, and/or painting according to the following color schedule:

Service	Label / Letters
Domestic Cold Water	Dark Blue / White
Domestic Hot Water	Dark Blue / White
Industrial Cold Water	Light Blue / White
Industrial Hot Water	Light Blue / White

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Service	Label / Letters
Heating Hot Water Heat Recovery Water Glycol Piping Snowmelt Piping	Yellow / Black
Deionized Water Supply & Return	Schedule 80 PVC; no labeling required
Reclaim Water	Purple / White
Sanitary Waste	Yellow / Black
Acid & Chemical Waste	Specialized pipe; no labeling required
Storm Drain	Green / White
Vent	Yellow / Black
High Pressure Steam	Orange / Black
Low Pressure Steam Condensate Return	Yellow / Black
Chilled Water Supply & Return	Green / White
Refrigerant Liquid	Yellow / Black
Condenser Water	Green / White
Fire Sprinkler / Suppression	Red / White
Compressed Air	Blue / White
Vacuum	Yellow / Black
Oxygen	Green / White
Natural Gas	Yellow / Black
Propane	Yellow / Black
Hydrogen	Yellow / Black
Nitrogen	Orange / Black
Nitrous Oxide	Orange / Black

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B. Equipment Identification Tags & Signs: Equipment shall be identified as follows:

1. Products:
 - i. Brass tags with engraved letters
 - ii. Plastic signs with white etched/engraved letters (Gravograph, Brimar Industries, or equivalent)
2. Each tag/sign shall indicate zone (area) and the system or equipment served. Tag all automatic and shut-off valves, pumps, push button stations, starters, manual switches, fans, air and vacuum equipment, and heat exchangers.
3. For all mechanical equipment located above removable ceilings and requiring maintenance access, mark locations by providing and installing a metal paper fastener in the ceiling tile immediately below each item of equipment. The metal button on the paper fastener shall be color coded as follows:

Color	Description
Yellow	Mixing boxes
Blue	Manual dampers
Red	Fire Dampers and Duct Smokes
Orange	Instruments
Green	Building Automation System
Silver	Valve

END OF SECTION