

**Master Plumbers: SDC Fixture Credit Procedure (External)**  
**Remodeling/Partial Demolition/Total Demolition**  
**Implementation Date: January 1, 2006**  
**Updated: March 2017**

**Objective and Scope: The objective of this document is to provide details related to WSSC's primary (and preferred) method for the application of SDC fixture credits for remodeling, partial demolition or total demolition jobs. In the event that an applicant neglects to follow this procedure, they will be at the risk of losing some or all of their potential credit. For cases where the applicant neglects to request an inspection prior to the removal of existing fixtures, they may appeal to the WSSC's Permit Services office for alternative Fixture Count Credit calculation options.**

**Basic Fixture Credit:** A fixture credit inspection for SDC credit shall not generally be required for structures which contain *only* the minimum number of fixtures required for suitable occupancy:

1. Residential property with 1-2 toilets (current basic credit of \$3,054 for water and sewer SDC, if applicable)
2. Non-Residential property with 1 toilet and 1 lavatory (current basic credit of \$1,069, for water and sewer SDC, if applicable)
  - **Please Note:** Basic Fixture Credit **cannot** be provided for an individual tenant space even when served by a WSSC meter. This definition would fall under a 'partial demolition' (see below).
3. A building or structure must be served by a WSSC metered billing account in order to receive SDC fixture credit.)

**Procedure:**

1. BASIC fixture credit requests shall continue to be submitted on the standard "**Basic SDC Fixture Credit Request** form.
2. The form shall be submitted at the time the plumbing permit for redevelopment of the property is submitted. Upload the completed form as an attachment to the electronic permit application submitted via ePermitting - Citizen Access Portal (CAP).
3. The Master Plumber, owner or agent for the owner may sign the basic fixture credit request form.
4. No cost shall be associated to basic fixture credit requests.
5. Permit Services shall verify an existing WSSC water and/or sewer billing account and determine the appropriate type of SDC credit (water only SDC, sewer only SDC or water and sewer SDC).
6. Permit Agent will ensure the Basic SDC Fixture Credit request is attached to the new plumbing record in ePermitting.

**Fixture Credit Inspection:** Fixture credit inspections (fixture count) shall always be required for the following structures:

1. Residential property with 3 or more toilets.
2. Non-Residential property with more than 1 toilet and 1 lavatory.
3. Partial Demolition – BOTH residential and non-residential properties require field inspection.
4. When remodeling existing buildings - a separate Fixture Credit Permit must be submitted for each separate non-residential building on property. If address of all buildings is the same, include description of each building (i.e., 'front bldg', 'back bldg', 'bldg A', etc.) on Fixture Credit Permit.
5. Fixture Removal Only - BOTH residential and non-residential properties require field inspection. Occurs when only fixtures are removed. No other fixture count is performed for fixtures being replaced or relocated, or remaining undisturbed.
6. A building or structure must be served by a WSSC metered billing account in order to receive SDC fixture credit.

## Master Plumbers: SDC Fixture Credit Procedure (External)

### Procedure:

1. A master plumber must apply for a SDC fixture credit permit using the ePermitting CAP system. The applicant **MUST** list all existing (SDC related) fixtures on the permit application.
2. The fixture count fees will be assessed based on the total number of fixtures to be inspected. Once the Plumbing Inspector has inspected the property and verified the existing fixture count, an invoice will be generated for any additional fees due.
3. All existing fixtures shall be recorded on the electronic permit application by the Master Plumber and listed per floor as follows (including un-used rough-ins):
  - For residential properties with 5 or less toilets: record only the number of toilets on the application;
  - For residential properties with 6 or more toilets: record all fixtures on the application;
  - For non-residential properties: record all fixtures on the application.
4. The Master Plumber shall schedule the SDC Fixture Credit inspection using either the automated voice scheduling system (IVRS) (301-206-8383) or through the online ePermitting system. The inspection shall be scheduled for **“Final”** in either case.
  - Only plumbing fixtures existing on site at the time of the inspection will be counted for credit. Fixtures removed prior to the inspection are not eligible to receive SDC credit.

### When submitting the new PFG permit application

- a. The Master Plumber when creating through ePermitting CAP system a new PFG permit for the redevelopment of the property should indicate that a SDC Fixture Credit will be used. **Note: SDC fixture credit may only be used for the remodeling of an existing structure or redevelopment of the property from which the original fixtures were removed.**
- b. **The SDC fixture credit address (including lot/block or parcel) must match the new PFG permit address before fixture credit will be granted. ANY ADDRESS DEVIATION requires the Unit Coordinator’s approval.**

**Partial Demolition – BOTH residential and non-residential require field inspection.** Fixture credit will only be provided on partial demos when all piping is removed.

Partial demolition will require two SDC inspections to the job site by the Plumbing Inspection Supervisor (on same SDC Fixture Credit Permit): One SDC inspection for the fixture count just on the fixtures being demo’d (not the entire building) BEFORE fixtures are removed; and one SDC inspection to verify removal/capping of piping. The Plumbing Inspection Supervisor can define the area of the building being demo’d with notes on the workticket (i.e., defining tenant space/unit number and/or floor level). The registered master or journeyman plumber must meet the Plumbing Inspection Supervisor at the job.

In all cases, in order to get SDC credit the drainage piping serving the fixtures has to be removed after the initial fixture count, both above grade and in the floor system serving the fixtures. In-between piping can be abandoned in place if the tee or wye from the building drain or plumbing stack is exposed, cut, and capped or removed and the plumbing vents serving these fixtures have been properly capped. Since WSSC charges SDC fees for rough-ins, leaving the rough-in in place will result in no credit.

Plumbing Inspection Supervisors will perform the BEFORE fixture count inspection and HOLD work ticket/inspection results. The Plumbing Inspection Supervisors will send the inspection work ticket to Permit Services – Administrative Unit AFTER the fixture removal verification inspection is performed. ‘Partial Demo’ must be noted on the inspection work ticket for Permit Services to note on SDC Calculation Worksheet.

All other procedures are the same after the Plumbing Inspector forwards the original work ticket and SDC fixture count to Permit Services.