

Plumbing Plan Review Handout

What is Plumbing Plan Review? The Minnesota Plumbing Code requires plans and specifications to be submitted to the Inspection Department for review and approval **prior to** modification or installation of any plumbing systems that serve the public or a considerable number of people (example, a public or commercial building). The review includes not only all interior plumbing, but also building sewer and water service connections and storm water drainage systems within the property line.

The purpose of a plan review is to ensure that the design complies with the Minnesota Plumbing Code (Minnesota Rules, Chapter 4715) and that no plumbing system is installed that may endanger the public health. The Watertown Plumbing Ordinance requires plans and specifications to be submitted and approved prior to installation of a system of plumbing other than for a single-family dwelling with independent plumbing service. Plans and specifications will not be approved without adequate information to verify compliance with the provisions of the Minnesota Plumbing Code. Any alteration or extension of any existing plumbing system shall be subject to these same requirements.

Plumbing plan submittals must include the following:

- 1. Completed Plumbing Plan Review Application & Submitted Plan Copies in Triplicate.**
- 2. Utility Site Plan:** show the building, service lines, well and septic system locations on the property. If no new service connections will be installed, include a statement.
- 3. Floor Plan:** Show all fixture locations, all horizontal drainage pipe locations and all pipe sizes for new plumbing.
- 4. Roof Plan:** Show the location of roof drains and the roof area served by each roof drain. If no internally piped roof drain will be installed, include a statement.
- 5. Water Riser Diagrams:** Isometric drawings of the water supply system showing all pipe sizes and all fixtures.
- 6. Soil, Waste and Vent Riser Diagrams:** Isometric drawings of the waste and vent system showing pipe sizes and fixtures.
- 7. Plumbing Specifications:** Include a list of the manufacturer and model numbers of the plumbing fixtures, a list of pipe materials including the quality standard (ANSI, ASTM, etc.), testing and disinfection procedures.
- 8. Signature:** The plans must be signed by either a Mechanical Engineer that is registered in the State of Minnesota or by the licensed master plumber that will be installing the plumbing.
- 9. Required Plan Review Fee:** See Commercial Plumbing Plan Review Application.

Additional Information:

If the project includes the construction of a swimming and/or spa pool, additional plans and fee are required. Please contact the State by either visiting their web site at www.health.state.mn.us/divs/eh/pool or call 651-201-4503. If the project involves a food service, bar, or lodging facility, additional plans and fee may be required. Please contact the State by either visiting their web site at www.health.state.mn.us/divs/eh/food or call 651-201-4503 for further information.

INCOMPLETE OR ILLEGIBLE INFORMATION MAY DELAY YOUR PLAN REVIEW

Please drop off your application and plans at City Hall, 309 Lewis Avenue S, Watertown.

If you have questions regarding the plumbing plan review process,
please call the inspections department at 952-442-7520.