

## Plumbing Plan Review Checklist

Providing complete plan submittals will minimize delays on plan reviews.

### Plumbing plan submittals must include:

- ✓ **Utility Site Plan:** If new services are being installed, show the building, water/storm/sanitary service lines, pipe sizes, slopes, materials, and well and septic system locations on the property. Verify that the service line locations and sizes correspond with the interior plumbing plans to avoid delays.
- ✓ **Floor Plan:** Show all fixture locations, all horizontal drainage pipe locations, and all pipe sizes for new plumbing. If available, include the architectural floor plan with grids and/or room numbers.
- ✓ **Roof Plan:** Projects with roof drains must show the locations of roof drains and the roof area served by each roof drain. Include tributary area and sidewall calculations near each roof drain.
- ✓ **Water Riser Diagrams:** Isometric drawings of the water supply system showing all pipe sizes and fixtures.
- ✓ **Soil, Waste and Vent Riser (DWV) Diagrams:** Isometric drawings of the waste and vent system showing all pipe sizes and fixtures.
- ✓ **Specifications:** Include a list of the manufacturer and model numbers of the plumbing fixtures, a list of pipe materials including the quality standard (ASTM B88, ASTM D2665, etc.), testing, and disinfection procedures.
- ✓ **Signature:** The plans must be designed by a Minnesota licensed professional engineer, or by the licensed master plumber of a Minnesota plumbing contractor (PC) installing the plumbing. Each sheet must be signed by the designer.
- ✓ **Plan Review Fee:** (see below and Minnesota Statutes, [Section 326B.49](#), subdivision 2)

| Plumbing System Reviewed         | Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total Plumbing Construction Cost | (i) \$0 to \$1,500, \$135;<br>(ii) \$1,501 to \$2,500, \$135 for the first \$1,500, plus \$28 for each additional \$500 or fraction thereof, to and including \$2,500;<br>(iii) \$2,501 to \$5,000, \$191 for the first \$2,500, plus \$25 for each additional \$500 or fraction thereof, to and including \$5,000;<br>(iv) \$5,001 to \$25,000, \$316 for the first \$5,000, plus \$33 for each additional \$1,000 or fraction thereof, to and including \$25,000;<br>(v) \$25,001 to \$50,000, \$976 for the first \$25,000, plus \$31 for each additional \$1,000 or fraction thereof, to and including \$50,000; |

| Plumbing System Reviewed                            | Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     | <p>(vi) \$50,001 to \$500,000, \$1,751 for the first \$50,000, plus \$23 for each additional \$10,000 or fraction thereof, to and including \$100,000;</p> <p>(vii) \$500,001 to \$3,000,000, \$2,786 for the first \$500,000, plus \$41 for each additional \$100,000 or fraction thereof, to and including \$3,000,000; and</p> <p>(viii) \$3,000,001 and over, \$3,811 for the first \$3,000,000, plus \$33 for each additional \$100,000 or fraction thereof;</p> |
| Manufactured home park or campground                | <p>1 to 25 sites, \$300;</p> <p>26 to 50 sites, \$350;</p> <p>51 to 125 sites, \$400; more than 125 sites, \$500;</p> <p><b>Other work shall be assessed per the valuation calculations above</b></p>                                                                                                                                                                                                                                                                 |
| Revision to previously reviewed or incomplete plans | (i) Review of plans for which the commissioner has issued two or more requests for additional information - \$125/hour, minimum of 1 hour                                                                                                                                                                                                                                                                                                                             |
| Proposer-requested revision                         | <p>(ii) with no increase in project scope, \$125 per hour with a minimum of one hour; and</p> <p>(iii) with an increase in project scope, the fee shall be based upon the absolute value of the change in work scope as if the change is a new project.</p>                                                                                                                                                                                                           |

If you have any questions, please contact us at 651-284-5063 or [ims.bld.plb.dli@state.mn.us](mailto:ims.bld.plb.dli@state.mn.us)