

Plumbing Commercial Plan Review Criteria

A plan review is required for any project exceeding \$50,000. The City reserves the right to require a plan review when, in their opinion, the type of occupancy involved or unusual nature of the project merits plans be submitted, even though the project is less than \$50,000. This might include flammable waste, emergency eyewash/shower fixtures, dental office, animal hospitals, acid waste piping and H occupancies.

The plans shall be drawn to scale and signed by an Engineer or Master Plumber registered with the State of Minnesota.

Per the Bloomington ordinance, the plan check fee shall be 10 percent of the permit fee when the job cost exceeds \$50,000.

Plan requirements

Two(2) copies of signed plans/specifications shall be submitted with the permit application.

The front page shall include:

1. Project/name of the facility.
2. Project address assigned by the City of Bloomington.
3. Address of the person or firm submitting the plans.
4. Registered project/property owner's name and address.
5. Phone and fax numbers for the project's contact person. The contact must be the designer or individual who can answer any technical questions posed by the City's Plan Reviewer.
6. Detailed description of the complete scope of plumbing work. Indicate whether the project is new construction, addition, remodel, etc.
7. When work involves a commercial kitchen two sets of kitchen plans and one set of all equipment specification sheets must accompany the plumbing plans.

Utility site plan

Required for new service connections

A scaled drawing indicating the location and sizes of water service, sanitary sewer and storm sewer.

Floor plans

Show the following:

1. Location and types of plumbing fixtures on every floor.
2. All horizontal waste piping.
3. Location of every riser and cleanout.
4. Pipe sizes.

Water piping riser diagram

Show the following:

1. All pipe sizes.
2. Appurtenances, such as the water meter, break tanks, valves hose bibs, backflow preventers, etc.

Soil, waste and vent piping riser diagram

Show the following:

1. All pipe sizes.
2. Every fixture connection.

Roof plan

Show the following:

1. Location of each roof drain.
2. Size and slope of each drain.
3. Area served by each drain.

Material specifications

Provide all material specifications for the waste, vent and water piping. Include the appropriate certification standards.

Fixture schedule

Provide all fixtures and appurtenances that are to be installed for the project. Include a complete description and the manufacturer's catalog number(s).

Protective devices

Provide specifications for any protective devices needed per *Minnesota Rules, part 4715.1900*.

Testing procedures

Indicate the test procedures to be used for the drain, waste, vent and the water distribution system.

Disinfection procedures

Supply disinfection procedures for the potable water piping.

If you have any questions call Building and Inspection at 952-563-8930.