

PURPOSE OF THE PLUMBING PLAN REVIEW:

The purpose of plumbing plan review is to check whether proposed projects will comply with the Minnesota Plumbing Code. **If they do not, corrections will be made on the plan rather than to an actual installed plumbing system,** saving time and expense. Specific items reviewed are adequate pipe sizing, proper pipe connections, approved pipe material, fixture specifications, and backflow prevention devices.

FOR NEW CONSTRUCTION submissions must include:

1. **Signed plumbing plans** showing the following general information:
 - a) The project name and address (or Parcel ID number).
 - b) Address of the firm submitting the plans, and contact information of plan designer.
 - c) The registered property owner's name and address.
 - d) Detailed description of the complete scope of plumbing work to be done.
2. Please review the **Site Utilities Plumbing Plan** handout, which is attached. The plumbing plan review cannot be completed without submitting a site utilities plumbing plan.
3. The **Floor Plan** must show the locations of all plumbing fixtures, and the sizes and locations of all horizontal sanitary and storm piping.
4. The **Water Riser Diagram** must show a 30/60 degree isometric view of the water distribution piping from the water service entrance to the connection with all plumbing fixtures and equipment. These fixtures and equipment, and all pipe sizes must be clearly labeled on the plan.
5. The **Drain, Waste and Vent Riser Diagram** must show a 30/60 degree isometric view of the drain, waste and vent piping within the building. All pipe sizes and fixtures must be clearly labeled on the plan.
6. A **list of fixtures, materials, and procedures** must be provided which is to include the following:
 - a) A list of fixtures and appurtenances that are connected to the potable water distribution system or that discharge to the sanitary waste system. This list must include manufacturer and model number of each plumbing fixture being installed.
 - b) The type and quality standard (e.g. ASTM, ANSI) of the pipe materials to be used in the plumbing system.
 - c) The pressure testing and disinfection procedures.
7. A **Roof Plan** must be provided **if roof drains will be installed that are piped inside the building**. If no internally piped roof drains will be installed, a roof plan is not necessary for plan review. A statement should be included that the roof is pitched and the building is served by scuppers.

FOR BUILDING ADDITIONS AND/OR REMODELS:

1. A **Utility Site Plan** must be provided if the water service, sanitary sewer service, or storm water piping will be altered, added, or replaced. The plan must show the locations, sizes, and slopes of all sanitary sewers, all storm sewers, and all water service piping within the property lines. The utility site plan must also indicate the piping materials to be used for each service unless otherwise listed in the specifications. The plan must include a directional reference.
2. The **Floor Plan** must show the locations of all new plumbing fixtures. The sizes and locations of all **new** horizontal sanitary and storm piping must also be shown. The sizes of the **existing pipe** must be shown where the new connections are planned so that adequate size of the existing pipe can be verified.
3. The drawing must show all **new** water distribution piping connecting to all **new** plumbing fixtures and equipment - including pipe sizes. The sizes of the **existing pipe** must be shown where the **new** connections are planned so that adequate size of the existing pipe can be verified.
4. The drawing must show all **new** waste and vent piping within the building. All pipe sizes and fixtures must be clearly labeled on the drawing. The sizes of the **existing pipe** must be shown where the **new** connections are planned so that adequate size of the existing pipe can be verified.

5. A **list of fixtures, materials, and procedures** must be provided which is to include the following:
 - a) A list of fixtures and appurtenances that are connected to the potable water distribution system or that discharge to the sanitary waste system. This list must include manufacturer and model number of each plumbing fixture being installed.
 - b) The type and quality standard (e.g. ASTM, ANSI) of the pipe materials to be used in the plumbing system.
 - c) The pressure testing and disinfection procedures.
6. A **Roof Plan** must be provided if **new roof drains or leaders** will be installed that are piped inside the building. If no new internally piped roof drains will be installed, a roof plan is not necessary for plan review. A statement should be included that the roof is pitched and the building is served by scuppers.
7. Plumbing plans that are submitted for projects located in the cities of West St. Paul, Newport and Sunfish Lake **must be signed by a master plumber or a registered engineer.**

PLEASE NOTE:

Submitting plans to the City of West St. Paul for review does not authorize the installation of any portion of the plumbing system until the plans have been approved (see Minnesota Rules, part 1300.0215, subpart 6). If significant errors are found in the drawings and specifications during the review process, or if required information is missing, the designer may be required to submit revised plans, which incorporates any necessary changes and/or information before the plans will be approved. Anyone installing plumbing prior to plan approval may be subject to a fine up to \$10,000 and/or revocation their plumbing license.

SITE UTILITIES PLUMBING PLAN REVIEW

Minnesota Rules, part 1300.0215, subpart 6, requires plumbing plans to be submitted for review and approval prior to installation of any plumbing. The plan review requirement includes the interior plumbing system and all site utility services within the property lines. Site utility services include water services, building sanitary sewers, building storm sewers, and storm drainage pipes serving catch basins or other drainage structures within the property lines. Review of plumbing plans is not required for single-family dwellings.

The purpose of the review of site utility services is to verify compliance with the Minnesota Plumbing Code, Minn. Rules, Chapter 4714. The following are examples of some of the applicable code requirements:

- Isolation distance between the water service and sources of pollution (see Section 609.6.1). This required isolation distance is 10 feet.
- Isolation distance between the water services and the sanitary and storm sewers (see Section 609.2, Section 720.1, and Table 721.1). For most installations, this required isolation distance is 10 feet. If code approved drain and waste pipe materials (for inside of buildings) are used for exterior sewers, this isolation distance between water and sewer pipe does not apply.
- Code approved pipe materials with proper joints and connections for utility services (see Section 301.1, Table 604.1, and Table 701.2).
- Proper pipe sizes and slopes (see Sections 717.1 and 718.1).
- Cleanout requirements for maintenance of the sanitary sewer system (see Sections 707.4 and 719.0).
- Testing procedures of the sanitary sewers, storm sewers, and water services (see Sections 609.4, 712.0, and 1107.0).

A delay in processing plans for reviews will often occur when the site utility plan is omitted in submitting plumbing plans. To avoid installation delays, please coordinate utilities with the interior plumbing designer and be sure that all plans are signed by the designer and the required plan review fee is included. Plans will not be reviewed until the required fee has been received. Site utility plans must show all new water service piping, sanitary sewer and storm sewer piping within the property lines, including pipe sizes, slopes, and materials.