City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432
City: 763-784-6491 MNSPECT: 952-442-7520

COMMERICAL PLUMBING PERMIT
AND PLAN REVIEW APPLICATION

Permit Number: ________________

Project (site) Address ________________ Owner’s Phone ________________

Business Name ________________ Owner’s Name ________________

City/State/Zip ____________________

Owner’s Address ____________________ Phone ____________________

Plumbing Contractor/Designer ________________ City/State/Zip ________________

Address ____________________ Phone ____________________

Bond Number: ________________ Plumbing License Number: ________________

TYPE(S) OF WORK:  □ New Construction  □ Addition  □ Remodel  □ Replacement

□ Food service/bar/lodging  □ Hospital/Nursing Home

EST VALUATION OF WORK: $ __________  PROJECT DESCRIPTION: ________________

BUILDING SERVICE INFORMATION:

Sewer:  □ New Municipal  □ Existing Municipal  □ New On-Site Septic  □ Existing On-Site Septic

Water:  □ New Municipal  □ Existing Municipal  □ New Private Well  □ Existing Private Well

PLEASE INDICATE ALL FIXTURES INCLUDED IN THIS PERMIT:

____ Water Closet (toilet)  ____ Bathtub  ____ Floor Sink

____ Lavatory (wash basin)  ____ Shower  ____ Piping/Treating Equipment

____ Kitchen Sink & Disp.  ____ Dishwasher  ____ Catch Basin

____ Laundry Tray  ____ Clothes Washer  ____ Vacuum Breakers

____ Water Heater  ____ Water Softener  ____ Lawn Sprinkler System

____ Urinal  ____ Drinking Fountain  ____ Roof Leader-Rainwater

____ Rough-in Future Fix.  ____ Sump  ____ Septic Tank & Drain Field

____ Misc. Fixtures  ____ Floor Drain  ____ Water Piping System

Total Number Of Fixtures __________

Signature of this application by the legal property owner or a licensed contractor, as the owner’s representative is required and authorizes the Municipality Zoning Administrator or designee

and the Municipality Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice. I hereby acknowledge that I have read this

application and state that all information is true and correct to the best of my knowledge. I further agree that all work performed will be in accordance with approved plans, specifications

and conditions, and to abide by all of the ordinances of the Municipality and the Laws of the State of Minnesota regarding actions taken pursuant to this permit, I agree to pay all plan review

fees even if I choose not to proceed with the work. I certify that this plumbing system was designed in accordance with the Minnesota Plumbing Code (as amended) to the best of my

abilities, and I agree to forward the report and plans to the installer of the system.

Signature ____________________ Print Signature Name ____________________ Date ____________________

Approved valuation: ________________

Permit Fee ________________

Code Review ________________

State Surcharge ________________

License Look Up ________________

Other ________________

Total Permit Charge $ ________________

Permit issued by: ____________________

Date: ____________________
THIS PAGE MUST ACCOMPANY ALL COMMERCIAL PLUMBING PERMIT APPLICATIONS

The following checklist has been compiled to assist in expediting the commercial plan review and permit issuance process. Please take a moment to review these submittal requirements and to verify all of the necessary documentation prior to submitting your project.

PLUMBING PERMIT and PLAN REVIEW – THE FOLLOWING ITEMS ARE REQUIRED:

- Completed permit application including:
  - Site Address (including Suite #) and Business Name
  - Owner
  - Owner Address
  - Telephone Number
  - Contractor Information (if applicable)
  - Valuation of work being performed
  - Description of work being performed
  - Signature of applicant
  - Date
- 2 sets of Signed Plumbing Plans
- Utility Site Plan / Floor Plan / Roof Plan
- Water Riser / Soil, Waste, Vent Riser Diagrams
- Plumbing Specifications
- Copy of Plumbers License/Bond
- Complete and provide Service Water Heating Compliance Forms for compliance with the Minnesota State Energy Code (https://www.ashrae.org/standards-research--technology/standards-forms--procedures)

PLUMBING PLAN REVIEW – Please provide the following information:

Choose one of the following:

- **Building Sewer and/or Water Service Only** (this fee applies when no interior plumbing is to be installed)
  - $150 flat fee

- **Plumbing System** (Water distribution and drain/waste/vent systems within the building, and water and/or sewer service connections, if applicable).
  - This portion of the fee is based on total number of drainage fixture units (DFU)
  - Total DFU __________________
    - a. 25 or fewer DFU
    - b. 26 to 50 DFU
    - c. 51 to 150 DFU
    - d. 151 to 249 DFU
    - e. 250 or more DFU: $3 x __ DFU $ ________________ Maximum $4,000

- **Interceptors/Separators** (grease interceptors, flammable water interceptors, etc…)
  - ______ x $70 = $ ________________ or □ None

- **Storm Drainage System** $150 minimum OR
  - Each internal roof drain opening ($500 max.) ______ x $50 = $ ________________ or □ None AND/OR
  - Each storm water interceptor, separator, or catch basin design ______ x $70 = $ ________________ or □ None

- **Manufactured Home Park or Campground**
  - a. 25 or fewer sites $ 300 ________________
  - b. 26 to 50 sites $ 350 ________________
  - c. 51 to 125 sites $ 400 ________________
  - d. 125 or more sites $ 500 ________________

**TOTAL PLUMBING PLAN REVIEW $ ________________**
PLUMBING PLAN REVIEW REQUIREMENTS

Below is a list of requirements necessary to complete a review of plumbing systems in commercial buildings. Please read the following carefully to ensure you provide all required information to minimize delays in the plan review process.

1. **Utility Site Plan (if new services are to be installed):** The utility plan must show the locations, sizes and slopes of all sanitary sewer, all storm sewer, and water service piping within the property lines. If wells or sewage treatment systems will be located on the property, they must be shown on the plan so that proper isolation distances can be verified. The utility plan must indicate the pipe materials to be used for each service unless otherwise listed in the specifications. The plan must include a directional reference.

2. **Floor plan:** The floor plan must show the locations of all plumbing fixtures. The sizes and locations of all horizontal sanitary and storm piping must be shown on the plan.

3. **Water Riser Diagram:** The drawing must show an isometric view of the water distribution piping from the water service entrance to the connection to all plumbing fixtures and equipment. The plumbing fixtures, equipment connected to the water distribution system, and all pipe sizes must be clearly labeled on the drawing.

4. **Soil, Waste and Vent Riser Diagram:** The drawing must show an isometric view of the waste and vent piping within the building. All pipe sizes and fixtures must be clearly labeled on the drawing.

5. **Material Specifications:** A list of fixtures, materials, and procedures must be provided which includes the following:
   a. A list of the fixtures and appurtenances that are connected to the potable water distribution system or that discharge to the sanitary waste system. The list must include manufacturer and model number of each plumbing fixture or appurtenance.
   b. The type and quality standard (e.g. ASTM, ANSI, etc.) of the pipe materials to be used in the plumbing system, including the type of joints.
   c. The pressure testing and disinfection procedures.

6. **Roof plan:** 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.

7. **Signature:** All plumbing plans that are submitted to MNSPECT must be signed by a master plumber or a professional engineer who is registered in the State of Minnesota. Signature and license number must be on each plan sheet.
SAMPLE DIAGRAMS

Figure 1
Floor Plan

Figure 2
Water Riser Diagram

Figure 3
Waste and Vent Riser Diagram

Maximum Developed Length: 40 Feet
Pressure Range: 46 - 60 psi

Individual Branches 1/2" Unless Otherwise Noted

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P1 Tank Water Closet
P2 Lavatory
P3 Urinal
P4 Dishwasher
P5 Hand Sink
P6 Mop Sink
P7 3-Compartment Sink
P8 Floor Drain (without backwater valve)