



Commercial Plumbing Plan Review/Permit Application

City of Brainerd

501 Laurel Street • Brainerd, MN 56401

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building@ci.brainerd.mn.us

THIS IS AN APPLICATION FOR (CHOOSE ONE)

PERMIT ONLY

PLAN REVIEW ONLY

PLAN REVIEW AND PERMIT

PROJECT SITE ADDRESS

UNIT #

DATE

THE APPLICANT IS:

ENGINEER

CONTRACTOR

SYSTEM DESIGNER

PROJECT VALUATION (MATERIAL AND LABOR)

OWNER

OWNER NAME

CONTACT PERSON

ADDRESS

CITY

STATE

ZIP CODE

PHONE NUMBER

EMAIL ADDRESS

APPLICANT

APPLICANT NAME

CONTACT PERSON

ADDRESS

CITY

STATE

ZIP CODE

PHONE NUMBER

EMAIL ADDRESS

PROJECT INFORMATION

TYPE OF WORK: (CHECK ALL THAT APPLY)

NEW CONSTRUCTION

ADDITION

REMODEL

REPAIR / REPLACE

FOOD/SERVICE/BAR/LODGING

DESCRIPTION OF WORK

NUMBER OF FIXTURES

SPECIAL DEVICES

Bathtub Sink – Mop, Service, Laundry
 Clothes Washer Sink – Food Prep, Scullery
 Dishwasher Shower / Tub
 Floor Drain / Sink Urinal
 Ice Maker Water Closet
 Lavatory Other _____
 Sink – Kitchen, Hand, Bar Other _____

Backflow Device Sewage Ejector Pump
 Beverage Dispenser Sump Ejector Pump
 Flammable Waste Separator Water Heater
 Grease Separator Water Conditioning Equipment
 Irrigation Vacuum Breaker Other _____
 Roof Drain Other _____
 Service Connection Other _____

THIS IS AN APPLICATION FOR A PERMIT – IT IS NOT VALID UNTIL PROCESSED AND ALL APPLICABLE FEES HAVE BEEN PAID.

Additional permits are required for electrical, building, heating, ventilating, and air conditioning. This permit becomes null and void if the work authorized is not commenced within 180 days of the date of issuance, or if the work is abandoned or suspended for a period of 180 days. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give the authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

I hereby certify that the information contained herein is correct and agree to do the proposed work in accordance to provisions of the ordinances of the City of Brainerd, and the Minnesota Building, Mechanical, and Plumbing codes. I further agree that any plans and specifications submitted herein shall become part of this permit application.

Applicant's Signature _____

Print Name: _____



PLUMBING PERMIT AND PLAN REVIEW REQUIREMENTS

Please submit the following:

- A signed, dated, and completed plumbing permit and/or plan review application
- Plan Review Only Fee - Cash, Credit/Debit Cards or Checks payable to “City of Brainerd”
- Two (2) paper sets or One (1) PDF set of Signed Plumbing Plans that include:
 - Utility Site Plan
 - Floor Plan
 - Roof Plan
 - Water Riser Diagram
 - Soil, Waste, Vent Riser Diagrams
 - Plumbing material and fixture specifications

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 the necessary documentation prior to submitting your project.

- Signature:** All plumbing plans that are submitted 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.
- 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.
- 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.
- 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 stating that the roof is pitched, and the building is served by scuppers.
- 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.
- 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.
- 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.

**INCLUDE ALL OF THE REQUESTED INFORMATION,
INCOMPLETE OR ILLEGIBLE INFORMATION WILL DELAY YOUR PLAN REVIEW**



PLUMBING PLAN REVIEW FEE

Use this page to calculate the plan review fees only if you are NOT submitting a permit application at the same time.

Section 1

Choose one of the following:

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).

- a. 25 or fewer DFU \$ 150
- b. 26 to 50 DFU \$ 250
- c. 51 to 150 DFU \$ 350
- d. 151 to 249 DFU \$ 500
- e. 250 or more DFU: \$3 x _____ DFU = \$ _____ (\$4000 Maximum)

Total DFU _____ = \$ _____

OR

Building Water Distribution System Only (No drainage system or service connections)

\$4 x _____ Supply Fixture Units = \$ _____
(\$100 Minimum)

OR

Building Sewer and/or Water Service Only (No interior plumbing is to be installed)

\$150 flat fee = \$ _____

SECTION 1 TOTAL = \$ _____

Section 2

Interceptors/Separators (grease interceptors, flammable water interceptors, etc...)

\$70 x _____ Interceptors/Separators = \$ _____

SECTION 2 TOTAL = \$ _____

Section 3

Storm Drainage System (\$150 minimum)

a) Roof drains and overflow roof drains

Number of Roof Drains _____ x \$50 = \$ _____
(\$500 Maximum)

b) Storm water interceptor, separator, or catch basin designs

Number of Designs _____ x \$70 = \$ _____

SECTION 3 TOTAL = \$ _____
(\$150 Minimum)

Section 4

PLAN REVIEW FEE TOTAL (Add fee totals from Sections 1, 2, & 3) \$ _____