

Plumbing Permits and Inspections **For Homeowners**

1 & 2 Family Dwellings and Associated Accessory Buildings

Based on the 2020 Minnesota State Plumbing Code



Abbreviations used in this brochure:

PVC = Polyvinyl Chloride Pipe
PEX = Cross-linked Polyethylene Pipe

Generally, Minnesota law requires all plumbing work to be performed by licensed plumbing contractors and their employees, however; homeowners may perform plumbing work on their own home under certain conditions: all work must be performed by the owner, the work must be confined to a unit owned and occupied by the installer, and all work must be inspected and conform to all relevant codes. *((Rochester Code of Ordinances Chapter 4-5))*

A building permit does not cover any plumbing work. A separate plumbing permit is required. The permit can be obtained by completing the application form and submitting the required fee to the Rochester Building Safety Department. A permit must be issued prior to beginning any work. (See Work Requiring Permits)

When an owner files an application for a plumbing permit; that person is signing an affidavit stating that they will personally and physically perform all of the plumbing work, including the laying out of such work.

That person further certifies that they own and occupy the residence. Generally, this is limited to one-family dwellings and their detached accessory buildings.

It is illegal for an owner to install plumbing in mobile home parks, or recreational vehicle parks, or on property that is rented, leased, or occupied by others.

A ROUGH-IN INSPECTION *must* be made before any plumbing is covered by insulation, sheetrock, paneling, or other materials. Water distribution lines are required to be tested prior to and during inspection. Underground plumbing must be inspected before the trench is back-filled. Where plumbing is concealed before inspection, the person responsible for concealing the plumbing shall be responsible for all costs resulting from uncovering and replacing the covering material.

A FINAL INSPECTION is required when all plumbing has been completed and all plumbing fixtures installed and tested.

PLAN YOUR PLUMBING PROJECT

This publication is only intended to be a general overview of residential plumbing requirements. No claim is made that this information is complete or beyond question. Additional information and knowledge will be needed to properly install plumbing that is safe and will function as intended. If you have questions after reading this publication please contact one of the following Rochester Building Safety inspectors.

Gary Schick, Chief Plumbing Inspector	(507) 328-2612	gschick@rochestermn.gov
Curt Buller, Plumbing Inspector	(507) 328-2618	cbuller@rochestermn.gov
Bradley Peters, Plumbing Inspector	(507) 328-2632	bpeters@rochestermn.gov

SOME THINGS TO KEEP IN MIND WHEN INSTALLING PLUMBING:

- 1) When installing “PVC” plastic waste and vent pipe, purple primer has to be used prior to gluing joints.
- 2) Piping must be supported adequately to prevent sagging of pipes, but in no case can hangers be further apart than 48” for plastic pipe, and 6’ for copper pipe up to 1 ½” in size.
- 3) When installing copper pipe, all joints must be cleaned and the inside of pipe reamed before the joint is made.
- 4) All shower valves installed are required to be of the antiscald type, or pressure balance for safety. (ASSE Standard 1016)
- 5) **The Minnesota State Plumbing Code** requires that all bath and whirlpool tubs be provided with a temperature control device limiting the temperature to a maximum of a 120 degrees Fahrenheit as listed with all requirements in M.R.4714.409.4 (ASSE Standard 1070)
- 6) All new water closets (toilets) must be a not more than 1.6 gallon flush type, must have 30” wide clear space for installation (15” minimum clearance from center to any side wall), and must have a 24” clear space in front of the fixture.
- 7) When installing a new water heater, there are several things to check:
 - a. a new pressure and temperature relief valve is required.
 - b. the relief valve must be extended to within 18” of the floor with a full sized discharge pipe.
 - c. must have an adequate source of combustion air in the mechanical room.
 - d. combustion products must be vented properly, which may sometimes require a chimney liner.
 - e. cellular core PVC (ASTM F891) pipe not allowed as water heater venting material
- 8) PEX-pipe for water distribution is an approved material, however; the installation requires some special considerations:
 - a. the pipe must be installed as per the manufacturer’s specified instructions
 - b. in most cases the co-mingling of different manufacturers’ pipe, fittings and joints ***is not permitted***; make sure that all components of the system being used are correct.

- 9) Before any piping or work is covered up, call the Building Safety Department for an inspection. Every effort is made to perform all inspections the next business day following the request. Inspection requests must be received prior to 4:30 pm if the request is for next day service. Call 507-328-2600 to schedule an inspection. Please have your permit number available when you call. Inspectors' work schedules fill up fast at certain times of the year, so if you can call more than a day in advance you may avoid any potential delays in the progress of your project. Scheduling on line is also available at: <https://aca.rochestermn.gov/citizenaccess/>

WORK REQUIRING PERMITS

Installation, alteration, repair, replacement, or remodeling of any portion of a plumbing system generally requires a permit. Some common exceptions are:

- Removal and reinstallation or repair of existing water closets (toilets) or faucets
- The clearing of stoppages or repair of leaks in pipes or valves provided the repair does not involve replacement or rearrangement of valves, pipes, or fixtures
- Repair or replacement of clothes washers, dishwashers or similar appliances not permanently connected to the plumbing system provided the work does not require alteration of any piping
- Installation or repair of an irrigation system down stream of the backflow preventer

TANKLESS WATER HEATERS

The use of a "listed" tankless water heater is permitted in the City of Rochester as long as the installation meets the requirements of the Minnesota Plumbing Code.

A water heater is required to be able to furnish an adequate supply of hot water to all fixtures simultaneously in the residence or business in which the appliance is being installed. By their very design, tankless water heaters have trouble meeting this requirement. Since there isn't a reservoir of water, the tankless heater has a high output gas burner that heats a small amount of water at one time raising the incoming water temperature, of approximately 50 degrees, to an outgoing temperature of approximately 120 degrees. This is accomplished by the use of flow restrictors built into the appliance limiting the gallons per minute of flow through the appliance anywhere from 2 to 8 gallons per minute depending on its size and BTU output.

To comply with the code requirements for hot water demand, most homes would require multiple units to be installed to meet the home's demands.



Community Development Department
 4001 West River Parkway, Suite 100
 Rochester, MN 55901-7090
 Phone: 507-328-2600
 Email: buildingsafety@rochestermn.gov
www.rochestermn.gov/departments/building-safety

PLUMBING Permit Application

Office Use Only (01/22)
App. No. _____

Date _____ Building Permit Application No. _____
 (If this work is associated with a building permit)

Tenant/Building Name _____

Work Site Address _____
 Number Street Suite/Unit No.

Applicant is: Owner Contractor Other (describe) _____

Property Owner	Name _____ Phone _____ - _____ - _____ <small>Last First MI</small>
	Address _____ Email _____
	City _____ State _____ Zip Code _____

Contractor	Company _____ Master License # _____
	Phone _____ - _____ - _____ E-mail _____
	Name _____ <small>Last First MI</small>
	Address _____ City _____ State _____ Zip Code _____

Permit Type	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family
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Work Category	<input type="checkbox"/> New (for brand new structures only)	<input type="checkbox"/> Addition (for adding new square footage only)	<input type="checkbox"/> Alteration
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Project Description	Description of Work _____ _____
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Valuation of Work	Total Valuation of Work \$ _____ (Materials and Labor)
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Permit Fees	1. Application Fee \$ 25.00	*Permit Fee Schedule:	Method of Payment:		
	2. Permit Fee* _____		Valuation	Permit Fee	<input type="checkbox"/> Check <input type="checkbox"/> Credit Card**
	3. State Surcharge _____ (.0005 X valuation)		\$1 to \$500	none	<input type="checkbox"/> Cash <input type="checkbox"/> Trust Account
	Total Fees _____	\$501 to \$1,000	\$10.00	<small>**due to PCI compliance, we cannot accept credit card payments over the phone</small>	
Total of #1, 2 and 3 above		\$1,001 and up	\$10.00 per \$1,000		

PLEASE CONTINUE ON OTHER SIDE

Fixtures Provide total number of each fixture indicated.	_____ Bathtub _____ Clothes Washer _____ Dishwasher _____ Drinking Fountain _____ Floor Drain _____ Laundry Tray _____ Lavatory _____ Lawn Sprinkler _____ Pot & Scullery Sink	_____ RPZ Backflow Preventer _____ Sewer Ejector _____ Shower Stall _____ Sink _____ Sump Pump _____ Urinal _____ Water Closet _____ Water Heater _____ Water Softener _____ Other _____ _____ Other _____
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Water/ Sewer Information	<input type="checkbox"/> City Water <input type="checkbox"/> City Sewer	<input type="checkbox"/> Well <input type="checkbox"/> Septic Building Main Water Supply Size _____
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I hereby apply for a plumbing permit and I certify that the information above is complete and accurate. The work will be in conformance with applicable laws of the State of Minnesota and Rochester Code of Ordinances Chapter 10-2, Sections 10-2-6 – 10-2-9. I understand this is not a permit but only an application for a permit, and work is not to start without a permit. I certify that the work will be in accordance with all permit conditions and approved plans (in the case of work which requires a review and approval of plans).

I hereby certify that I am properly registered and/or licensed as required by the State of Minnesota and/or the City of Rochester. Anyone not so licensed may do work on premises or that part of premises (not containing more than two units) owned and actually occupied by the worker as a residence. (Rochester Code of Ordinances Chapter 4-5)

Applicant's Signature *Date*