

Licensing Requirements

The Minnesota Department of Labor and Industry licenses residential building contractors, remodelers, roofers, and manufactured home installers. State licenses are required for all residential building contractors and residential remodelers who contract with a homeowner to construct or improve dwellings by offering **more than one special skill**. Owners working on their own property must also be licensed if they build or remodel for the sole purpose of speculation or resale.

Special Skill means one of the following eight categories:	
<p>Excavation:</p> <ul style="list-style-type: none"> • Excavation • Trenching • Grading • Site grading 	<p>Masonry/Concrete:</p> <ul style="list-style-type: none"> • Drain systems • Poured walls • Slabs and poured-in-place footings • Masonry walls • Masonry fireplaces • Masonry veneer • Water resistance and waterproofing
<p>Carpentry:</p> <ul style="list-style-type: none"> • Rough carpentry • Finish carpentry • Doors, windows and skylights • Porches and decks (excluding concrete footings) • Wood foundations • Drywall installation (excluding taping and finishing) 	<p>Interior Finishing:</p> <ul style="list-style-type: none"> • Floor covering and wood floors • Cabinet and countertop installation • Insulation and vapor barriers • Interior or exterior painting • Ceramic, marble and quarry tile • Wallpapering • Ornamental guardrail and prefabricated stairs
<p>Exterior Finishing:</p> <ul style="list-style-type: none"> • Siding • Soffit, fascia and trim • Painting • Rain carrying systems, including gutters and down spouts 	<p>Drywall and Plaster:</p> <ul style="list-style-type: none"> • Installation • Taping • Finishing • Interior plaster • Painting • wallpapering
<p>Roofing:</p> <ul style="list-style-type: none"> • Roof coverings • Roof sheathing • Roof weatherproofing and insulation • Repair of roof support system, but not construction of new roof support system <p>Roofers are required to obtain a license. Contact DOLI for further information 651-284-5069.</p>	<p>General Installation Specialties:</p> <ul style="list-style-type: none"> • Garage doors and openers • Pools, spas and hot tubs • Fireplaces and wood stoves • Asphalt paving and seal coating • Exterior plaster and stucco • Ornamental guardrails and prefabricate stairs

(cont. on next page)

Siding Contractors: Siding contractors who also install doors, windows or skylights must be licensed as a residential building contractor or remodeler.

Anyone who is licensed as a residential building contractor or remodeler can engage in all of the special skill categories noted on Page 1, including roofing, without obtaining a separate roofer license.

City Contractor Licensing Requirements

Residential Dwellings: Contractors must obtain a city license when contracting for work directly with a homeowner and performing **one** special skill that is exempt from state licensing requirements listed on Page 1. Exception: If the specialty skill contractor is performing work as a subcontractor under a general contractor licensed as a residential building contractor (or remodeler on existing structures) is exempt from the local licensing requirements. This exception does not include contractors who perform mechanical work (see below).

Commercial Properties: All contractors performing work on commercial structures must obtain a city license.

REQUIREMENTS:

- License fee of \$50 payable to the “City of Brainerd” must accompany the city license application.
- Surety Bond in the amount of \$5,000 to the City of Brainerd conditioned upon compliance with Brainerd City Code, Section 1130, submitted on City of Brainerd bond form.
- Certificate of insurance must be filed as follows: Liability -- \$100,000 per person, \$300,000 per accident or bodily injury; Property Damage – \$50,000; Workers’ Compensation – Statutory.

G/VHACR Contractors:

Chapter 1346 of the state building code governs the installation and maintenance of heating, ventilating, cooling, and refrigeration systems. Examples of subjects regulated include, furnaces, ductwork, hot water heat, commercial kitchen ventilation, gas piping, exhaust ventilation, etc. All G/VHACR contractors must obtain a City contractor license and meet bond requirements mandated by the State of Minnesota. The \$25,000 mechanical bond is accepted in lieu of the city bond requirement used for city contractor licensing. Exception: Mechanical work may be performed by property owners if the subject property is owner-occupied.

Plumbing Contractors:

The City of Brainerd requires that all plumbing work be performed by state licensed plumbing contractors and state certified pipelayers. Plumbing contractors and pipelayers must also obtain a City contractor license and meet bond requirements mandated by the State of Minnesota. The \$25,000 state bond is accepted in lieu of the city bond requirement used for city contractor licensing. Exception: Plumbing work may be performed by property owners if

the subject property is owner-occupied. Below are definitions provided by the state's Construction Codes and Licensing Division:

Plumbing contractor: a person who may contract to perform or offer to perform plumbing work in all areas of the state provided the contractor has at all times a licensed master plumber as a responsible individual and maintains compliance with the required bond, general liability insurance and workers' compensation insurance requirements (Minnesota Statute 326B.46). Person is defined as an individual proprietor, partnership, corporation, limited liability company, limited liability partnership, limited partnership or any other legal entity. License is required for any contractor performing plumbing work starting Jan. 1, 2012.

Master plumber: an individual who is skilled in the planning, superintending and the practical installation of plumbing, who is otherwise lawfully qualified to contract for plumbing and installations and to conduct the business of plumbing and who is familiar with the laws and rules governing the same. This license authorizes the individual to perform plumbing statewide, for both interior plumbing and exterior water service, sanitary sewer and storm sewer systems within the property lines.

Restricted plumbing contractor: a person who may contract to perform or offer to perform building sewer and water service installation work in all areas of the state; and who performs and offers to perform plumbing work in all areas of the state, except cities and towns with a population of more than 5,000 according to the most recent census, provided the contractor has at all times a licensed restricted master plumber as a responsible individual and maintains compliance with the required bond, general liability insurance and workers' compensation insurance requirements (Minnesota Statute 326B.46). Person is defined as an individual proprietor, partnership, corporation, limited liability company, limited liability partnership, limited partnership or any other legal entity. License is required for any contractor performing plumbing work starting on Jan. 1, 2012.

Plumbing bond registration (pipe layer): a person who contracts to perform or offer to perform building sewer and water service installation work in all areas of the state; and does not perform any other plumbing work that requires a plumbing license under Minnesota Statute 326B.46 and must file an original plumbing contractor code compliance bond and SSTS business license surety bond. Person is defined as an individual proprietor, partnership, corporation, limited liability company, limited liability partnership, limited partnership, or any other legal entity.

Certified pipelayer: an individual who has completed pipe-laying training in a program approved by the commissioner of the Department of Labor and Industry, and has a certificate to show record of the training. This certificate, or "pipelayer's card," may be carried by an individual in lieu of a plumber license to work on water service pipes, building drain/sanitary sewer pipes and storm sewer pipes within the property lines of a facility or residence, but not inside of buildings. This does not qualify a person to work on interior plumbing (which requires a plumber license). This credential authorizes the individual to work statewide on these exterior plumbing systems.

Sign Installers:

Pursuant to Minnesota Statutes 326B.865, sign contractors **may** post an \$8,000 bond with the State in lieu of obtaining a city bond.

Sign contractors must meet all city licensing requirements as stated on the previous page. The state bond is not mandatory; it is an option for sign contractors that would prefer obtaining one state issued bond instead meeting bond requirements that vary from city to city. To review the Department of Labor & Industry's sign contractor bond information and application form, go to the website:

<http://www.dli.mn.gov/CCLD/RBCSign.asp>

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