

ARM MEETING

Building Permit Requirements

July 14, 2016

MEET OUR BUILDING INSPECTIONS TEAM

- **Dan Grinsteinner, Interim Building Official**
- **Chris Cady, Building and Housing Inspector**
- **Nathan Buska , Building and Housing Inspector**

AGENDA

- What are the different types of permits?
- Why are permits required?
- When are permits required?
- Who can be issued permits?

HOW TO CONTACT OR REPORT TO THE CITY?

- **City of Brooklyn Center: 763-569-3300**
- **Building and Community Standards: 763-569-3330**
 - **Inspection line: 763-569-3344**
- **Utility Billing: 763-569-3390**
- **Public Works: 763-569-3340**
- **Police: 911 or 763-569-3333**

WHAT ARE THE DIFFERENT PERMITS?

- **2012 MN Codes (adopted in 2015)**
 - **Building**
 - **Residential**
 - **Fuel and Gas Code**
 - **Electrical Code**
 - **Plumbing Code**
 - **Accessibility Code**
 - **Energy Code**
 - **Fire code**
- **Value Base Fees**

WHY ARE PERMITS REQUIRED?

- **1300.0030 PURPOSE AND APPLICATION.** § Subpart 1.
- **Purpose.**
 - The purpose of this code is to **establish minimum requirements** to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and **safety to life and property** from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations.

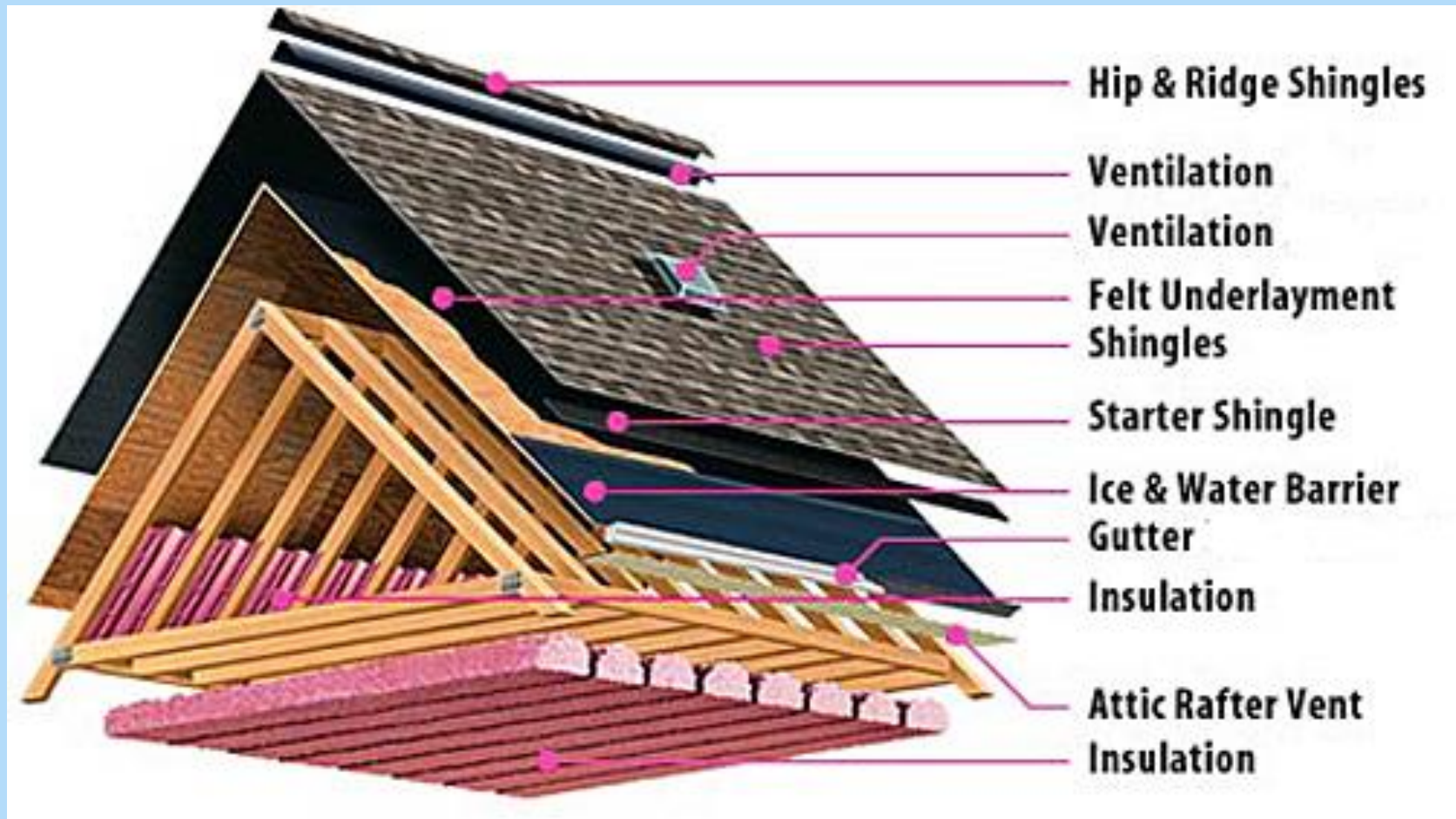
WHEN ARE PERMITS REQUIRED?

Re-Roofs Residential

- Building permit required; licensed contractor; no plans needed
- **Required Inspections**
 - Ice and Water (photos are accepted)
 - Final
- Able to do a 2nd layer, however, depends on roof condition but no more than 2 layers
- Ice and water shield required
- Do not require new sheathing each time; depends on condition
- **Common Fails**
 - No tar paper
 - Not enough ice and water shield
 - Wrong nailing pattern

WHEN ARE PERMITS REQUIRED?

Re-Roofs Residential

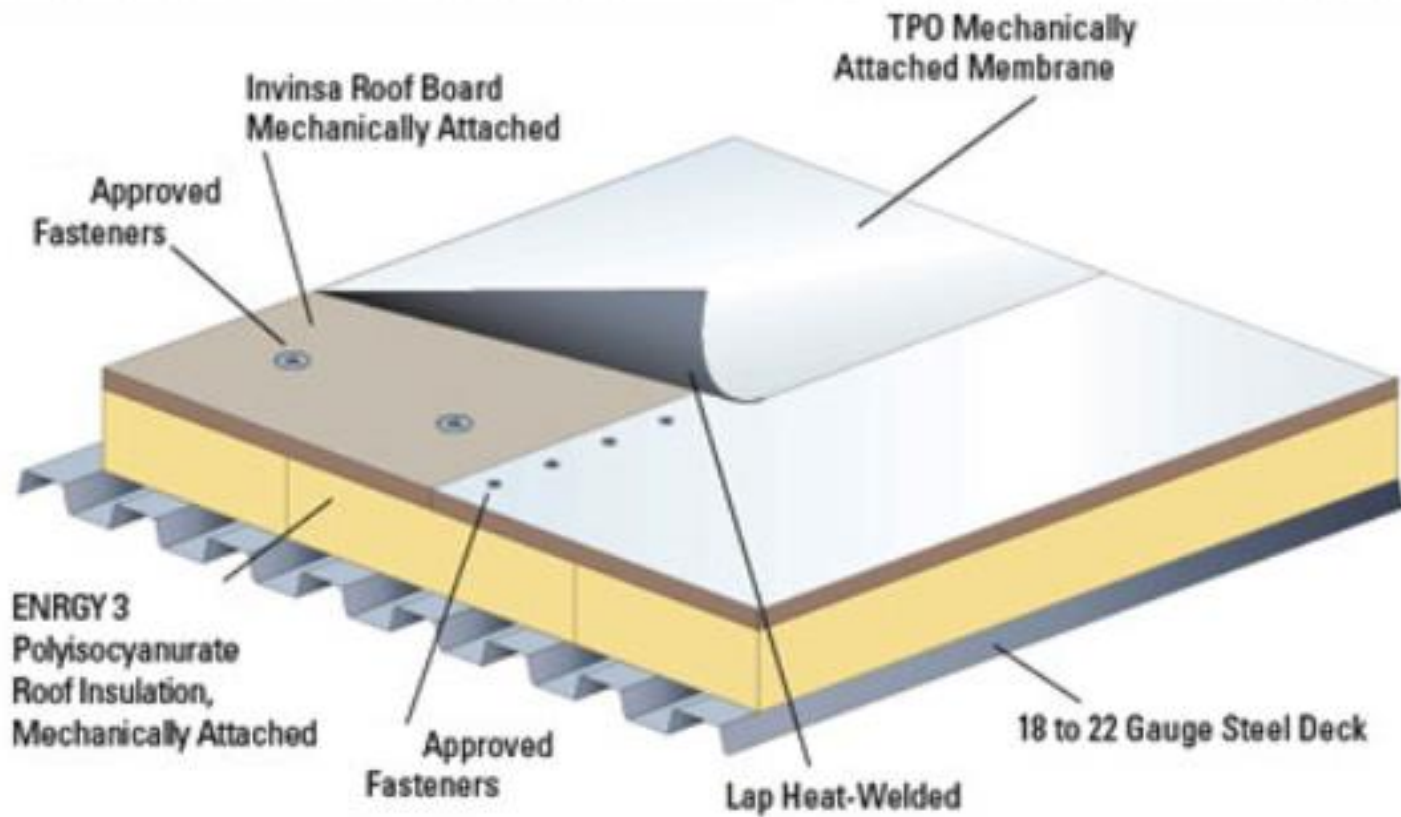


WHEN ARE PERMITS REQUIRED?

Re-Roofs Commercial

- Building permit required; plans required and drawn by architect or engineer
- Contractor **must** be certified by the manufacture
- Common Types
 - TPO membrane
 - EPDM
 - Spray Foam
- Final inspection required
- Manufacture ensures installation is compliant and issues certificate

Re-Roofs Commercial



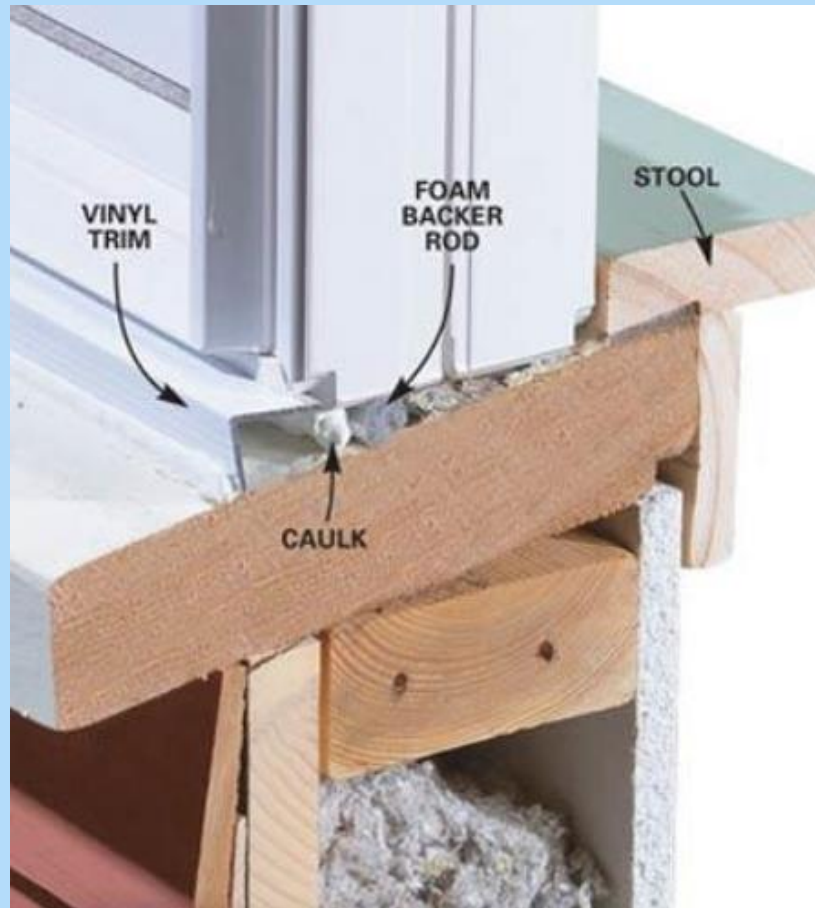
WHEN ARE PERMITS REQUIRED?

Windows

- Building permit required; licensed contractor, no plans needed
- **Required Inspection**
 - Framing
 - Final
- Slope sill or back dam
- Window operation (open and close, stay up, etc)
- Insulation
- Safety glazing in hazardous location (ex. bathroom)
- **Common Fails**
 - No slope sill or back dam
 - No framing inspection before sheet rocking
 - Wrong nailing pattern

WHEN ARE PERMITS REQUIRED?

Windows



WHEN ARE PERMITS REQUIRED?

Siding

- Building permit required, licensed contractor
- No plan needed
- **Required Inspection**
 - House wrap
 - Final
- House wrap or weather resistive barrier
 - Photos are accepted
- Starter strip installed prior to first row
- Caulked penetrations into the house
- Flashing installed
- **Common Fails**

WHEN ARE PERMITS REQUIRED?

Siding

■ Common Fails

- No starter strip
- Improper nailing; not enough or too tight
- Improper flashing or sealing



WHEN ARE PERMITS REQUIRED?

Deck

- Attached to the house with ledger board
 - 30" above the ground
 - Building Plans
 - Site plan, framing plan, footings, foundation, elevations, materials list
 - **Required inspections**
 - Footings/Foundation
 - Framing
 - Final
 - **Common Fails**
 - Ledger board attachment
 - Footings
 - Railing heights
- OR**

WHEN ARE PERMITS REQUIRED?

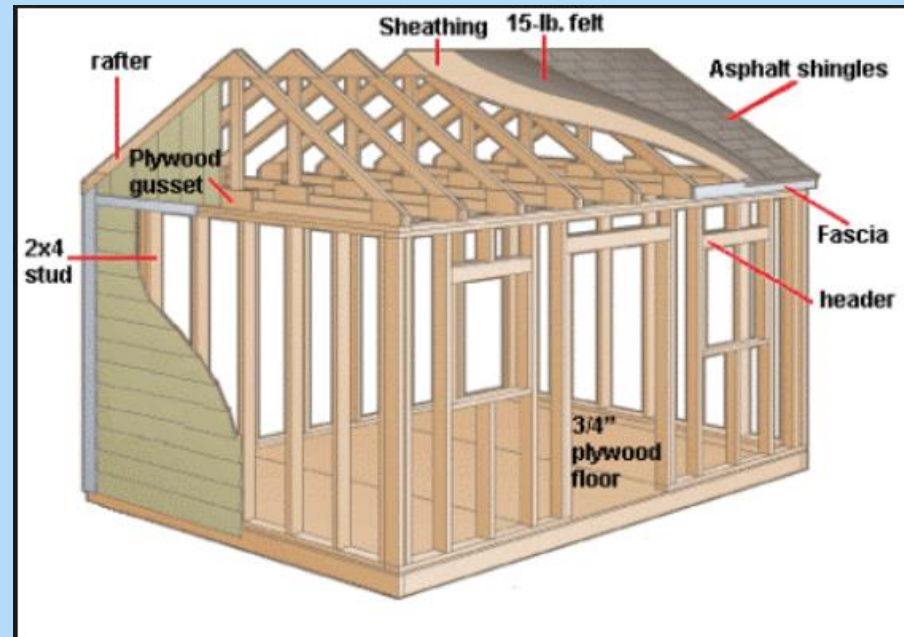
Garages / Sheds

- **Sheds**
 - No permit required for less than 200 sq. ft.
- **Garages**
 - Building permit required
 - 200 sq. ft. or more
 - Plans required
 - Licensed contractor
 - Max of 2 accessory buildings
 - Garage
 - Shed
- **Required inspections**
 - Footing
 - Framing
 - Final

WHEN ARE PERMITS REQUIRED?

Garages / Sheds

- Footings/foundation/anchoring
- Framing
- Electrical



WHEN ARE PERMITS REQUIRED?

Fence / Asphalt / Concrete

- Fence
 - Building permit required for fence over 7ft tall
- Driveways
 - No permit required for asphalt or concrete
 - Must be less than 50% of front yard
 - Apron
 - Public works require permit
 - No permit fee but BOND is required
 - Minimum 12' wide and Maximum 30'
 - County Road must obtain permit from Hennepin County



WHEN ARE PERMITS REQUIRED?

Fence / Asphalt / Concrete

■ Concrete/Asphalt

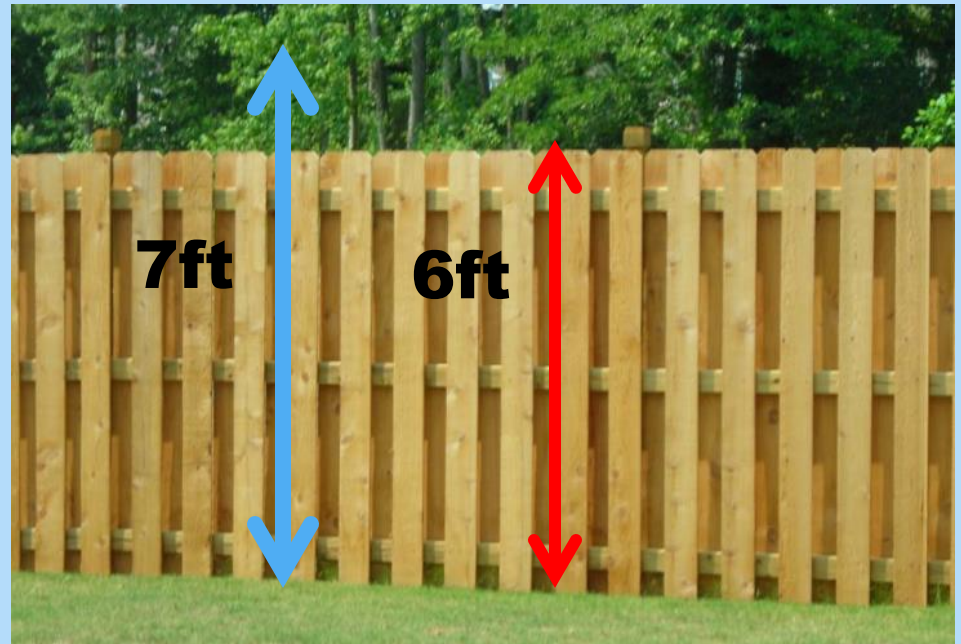
- No permit required for concrete work
- Permit required
 - Stairs/Stoop/Entry into house
 - Framing and Final inspection
 - Rise and Run of stair treads
 - More than 3 steps require handrail
 - Landing is as wide as the door and 36" deep

■ Fence

- Permit required for more than 7ft tall
 - Footing
 - Final

WHEN ARE PERMITS REQUIRED?

Fence / Asphalt / Concrete



WHEN ARE PERMITS REQUIRED?

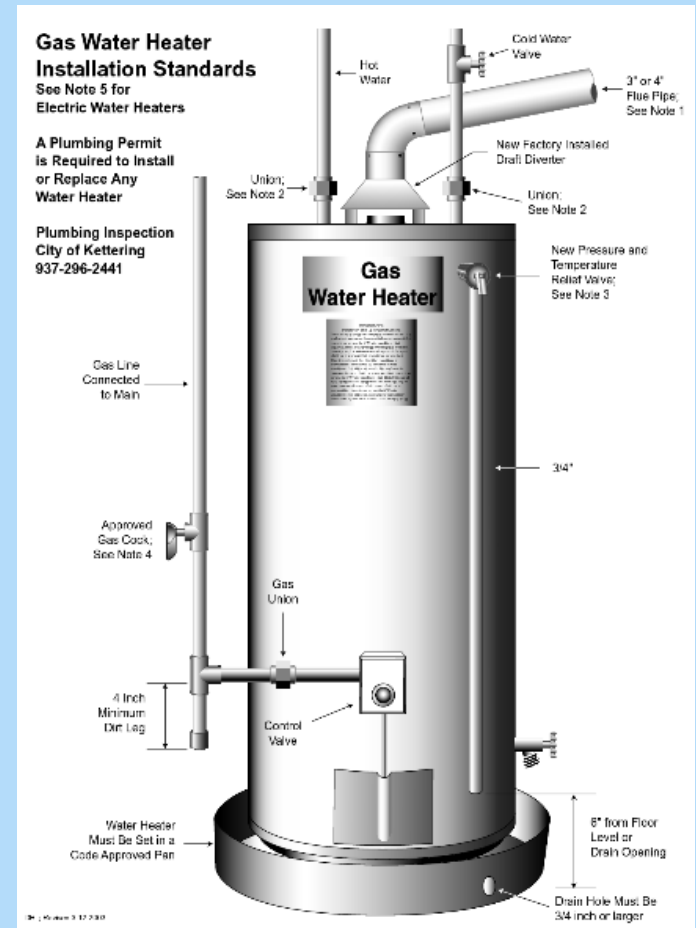
Water Heater

- Plumbing permit required, licensed contractor
- No plans required
- **Required Inspection**
 - Final
- Verify gas and water shut off
- Pressure relief valve within 18" of floor
- Gas line sediment trap
- Proper venting (slope, connection)
- Combustion air
- Venting and intake

WHEN ARE PERMITS REQUIRED?

Water Heater

- Common Fails
 - Improper vent configuration
 - No combustion air source
 - No sediment trap for gas line
- Water heater explosion



WHEN ARE PERMITS REQUIRED?

HVAC

- Mechanical permit, licensed contractor
- No plans required
- **Required inspections**
 - Final
- Furnace
 - Gas valve, combustion air, venting
- AC unit
 - Lockable caps
 - Sealed penetrations
 - Jacket for outside line
- **Common Fails**
 - Seams not taped
 - Not enough screws in joints; no enough support hangers
 - No dampers installed
 - Runs too long for type of material used

WHEN ARE PERMITS REQUIRED?

Water /Waste lines/Plumbing fixtures

- Plumbing permit required, licensed contractor
- No plans required
- **Required Inspections**
 - Rough/Framing
 - Final
- Fixture installation
- Traps and Waste/supply lines
- Shut off valves and mixing valves
- Access panels
- **Common Fails**
 - Improper traps
 - Improper configuration

WHEN ARE PERMITS REQUIRED?

Water /Waste lines/Plumbing fixtures



WHEN ARE PERMITS REQUIRED?

Toilet / Faucet / Dishwasher

- Plumbing permit required, licensed contractor
- No plumbing plans required
- Toilet
 - Secured to floor
 - Water lines connected and no leaks and proper valve
 - Caulking around base
- Faucet
 - Tightly affixed
 - Water lines connected and no leaks and proper valve
- Dishwasher
 - Air gap installed

WHEN ARE PERMITS REQUIRED?

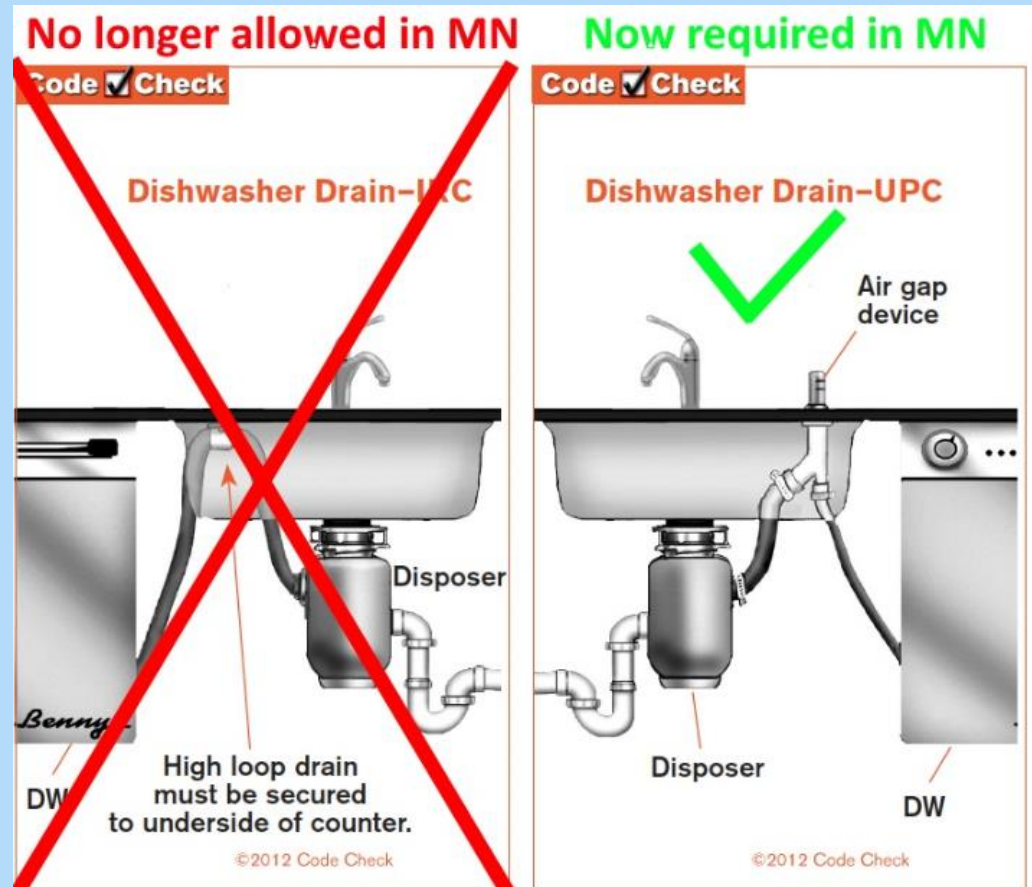
Toilet / Faucet / Dishwasher

■ Required Inspections

- Final

■ Common Fails

- Toilet
 - Loose toilet
 - Caulking at base
- Faucet
 - Leaking
- Dishwasher
 - Air gap



WHEN ARE PERMITS REQUIRED?

Tub/Shower Area

- Permit required, licensed contractor
- No plan required
- **Required Inspections**
 - Rough/Framing
 - Final
- **Fiberglass surround**
 - Plumbing permit required
- **Tiling**
 - Building permit
 - Vapor barrier
 - Backer board (cement board)

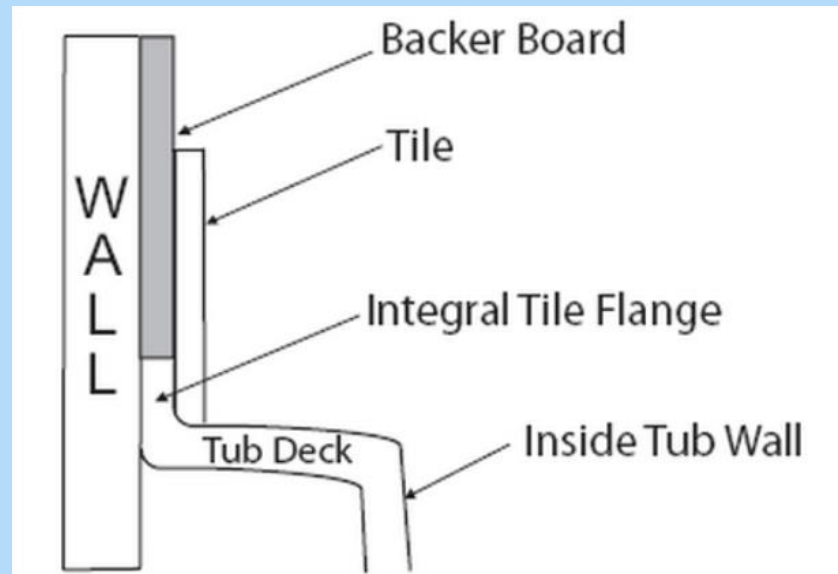


WHEN ARE PERMITS REQUIRED?

Tub/Shower Area

■ Common Fails

- No vapor barrier
- Sheetrock vs. cement board
- No flange on fiberglass
- Non absorbent surface is less than 6ft



WHEN ARE PERMITS REQUIRED?

Electrical

- Electrical permit required
- Licensed contractor
- No plans needed
- **Required Inspections**
 - Rough in
 - Final
- **Common Fails**
 - No rough electrical or final inspection label in panel
 - No electrical permits

WHEN ARE PERMITS REQUIRED?

Electrical

Pete Tokle

763-754-2983

763-754-2983 - Fax

- **ONLY** call between 7am and 8:30am for an inspection

WHEN ARE PERMITS REQUIRED?

Basement finish

- Building, Electrical, Mechanical, Plumbing permit required,
- Licensed contractor
- Plans required
- **Required Inspections**
 - Rough in
 - Framing
 - Final
- **Common Fails**
 - No permits for electrical, plumbing, or mechanical work
 - Rough in inspection not completed
 - Not using treated lumber
 - Egress window is wrong size

WHEN ARE PERMITS REQUIRED?

Egress window

- Building permit, licensed contractor
- No plans needed
- Treated lumber
- Back dam, slope sill, or sill plan
- Window well deeper than 44" require a ladder
- **Required inspections**
 - Framing
 - Window flashing
 - Final
- **Common Fails**
 - No slope sill
 - Clear opening size too small
 - No ladder in window well

WHEN ARE PERMITS REQUIRED?

Egress window

Egress windows required in all sleeping areas and
minimum 5.7 sq. ft. net clear openable area.
minimum 24" clear openable height.
minimum 20" net clear openable width.
maximum 44" from floor to highest part of sill.
Note: Height or width will need to be greater to
obtain 5.7 sq. ft. clearance.

[Egress window video](#)

WHEN ARE PERMITS REQUIRED?

Interior remodel

- Building, electrical, mechanical, plumbing permit required
- Licensed contractor
- Plans required
- **Required Inspections**
 - Rough in
 - Framing
 - Final
- **Common Fails**
 - No permits for electrical, plumbing, mechanical work
 - Rough in inspection not completed
 - Concealing work that needs to be inspected

WHEN ARE PERMITS REQUIRED?

Interior remodel

2015 MN Residential Code

- **R315.3 Where required in existing dwellings.**

Where work requiring a *permit* occurs in existing *dwellings* that have attached garages or in existing dwellings within which fuel-fired *appliances* exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.

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THANK YOU

Questions?