

New House & Attached Garage:

- All construction must meet current codes as described in the 2015 MN Residential Code 1309
- Setbacks: Front = 40', Sides = 10' Rear = 30' / Shore land properties have additional standards
- Lot pins must be exposed for site inspection.
- Elevation of foundation: Check with Public Works, and grade must taper a minimum of 6 inches in the first ten feet.
- A septic design is required if not on city water and sewer
- Max garage door height is 9 feet and must meet the 90 mph wind load
- If installed, garage floor drains must be routed to daylight
- Plan submittal:
 - PDF electronic version is preferred. If submitting paper plans, provide 2 copies minimum 11 x 17 and ensure the details can be read clearly. Do not crowd the pages or they will be returned.
 - The plans must include but not limited to the following:
 - Site plans with all setbacks marked
 - Elevations of all sides
 - Plan view of all floors
 - Cross sections of house, stairs, foundation, egress openings
 - All construction details of any decks and garages
 - Dimensions of all spaces, header and material sizes, wall bracing details, radon type and details
 - Energy code compliance specifications, including sizes of furnace and air conditioner, duct locations and sizes
- Permit/plan review: submit plans as described above, complete application form, plan review deposit (check with the bldg. dept. for amount). Plan for a minimum of a 2 week review time.
- These permit fees are based on the valuation, call the bldg. dept. for a quote
- Separate permits are required for electrical, plumbing, and mechanical

- The required inspections must be called a minimum of 24 hours in advance. Inspections are scheduled first come first serve, so you may not get an inspection in 24 hours so plan ahead.
- Water meters must be requested for at least 24 in advance. The remote wire must be routed to the exterior of the building prior to CO
- A CO is required prior to occupancy, (occupancy includes any personal belongings in the structure)
- All landscaping must be complete prior to a CO. During the winter a \$1500.00 escrow will need to be deposited with the city. A \$75.00 admin fee will be charged.