

City Building Inspection Services, LLC.

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Construction Guidelines Information Sheet

Inspection requirements

These requirements must be met before obtaining an inspection from the Building and Inspection Division.

Footing inspections

- Job site address posted during entire construction process.
- Inspection record card available.
- Approved plans and survey available.
- Property lines located.
- Engineer's soil report available, if applicable.
- Excavation/form work completed. If reinforced, secured per code.
- Erosion control in place when required.

Foundation walls

Poured concrete walls exceeding four (4) feet in height require an inspection. All formwork must be in place and all reinforcing secured to resist displacement by time of scheduled inspection.

Foundation wall inspection prior to backfill

Full height foundation walls must be inspected. Bracing and/or floor frame, drain tile, waterproofing and any proposed exterior insulation material shall be in place at time of inspection.

Framing inspections

- **Prior to calling for a framing inspection, electrical, all plumbing and heating work must be inspected and approved.**
- Building inspection record card posted.
- City approved plans are on site.
- Engineer approved and signed shop drawings for all roof/floor trusses, girders and hanger specs must be on site.
- All framing, fire blocking materials and bracing are in place.

Water Resistive Barrier

Prior to installing any soffits or siding you must have a Water Resistive Barrier/Housewrap installed.

Insulation inspections

- Framing work inspected and approved.
- Insulation and vapor retarder in place and completed. Seal around all penetrations of the vapor retarder.
- Insulation is protected from the weather, e.g. roofing materials, doors and windows are installed.

Final inspections

- Inspection record card posted.
- City approved plans are on site.
- Final electrical, plumbing and heating work inspected and approved.
- All referenced inspections on the card are inspected and approved.
- Address numerals installed on building and visible from street. Four (4) inches minimum height.

Your building plans have been reviewed by the Building and Inspection Division to determine compliance with the *Minnesota State Building Code*. The submitted plans have been marked to inform you of noncomplying items. **It is your responsibility to see that any corrections required by the codes are implemented** during the construction of your building. Should you desire **to change or revise any item**

indicated on the approved plans, you must receive prior approval from the Building Official. **The approved plans you have received are required to be on the job site** from the beginning of construction until the building has been completed and all final inspections have been made.

Smoke alarms for new construction

Single- and multiple-station smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

Surface drainage

The grade for a new home or addition must fall a minimum of 6 inches within the first 10 feet of the structure. Any impervious surface(s) e.g. patio slabs, driveways, decks with no spacing in walking surface material must be sloped a minimum of 2% away from the building. Swales located within 10 feet of the structure must be sloped a minimum of 2%.

Retaining Walls

Retaining walls that are not laterally supported at the top and that retain in excess of 24 inches of unbalanced fill must be designed to insure stability. Any retaining wall exceeding 4 feet from the bottom of the base/footing material to the top of the wall requires a design from a Minnesota licensed Engineer and a permit. No retaining walls of any height may be placed in a drainage or utility easement without express permission from the City Engineering Department.

Automatic garage door systems

MN Statute 325F.82 and.83

All residential automatic garage door systems, that are manufactured, sold, purchased, installed or repaired, must include an attached edge sensor, safety beam or similar device. When activated, the device causes a closing door to open and prevents an open door from closing. The device must also be designed to prevent the door from closing if the device fails. If an automatic system does not have this safety device as part of the system, or if the safety device does not function, the repair person must tag the system with a warning tag outlining the problem. The firm or person placing the tag must also notify the occupant of the residence within 10 days that the system does not comply.

Note: The carton, as well as the mechanism, must be labeled or listed as being in compliance with *Standard for Safety UL 325*.

Doors/landings

In each single family home there must be a minimum of one, 3 foot x 6 foot 8 inch, side-hinged door leading directly to the exterior. This exit door must have a landing/floor on each side. The floor/landing on the interior may be no more than 1-1/2 inches below the threshold. The **exterior** landing must be, at a minimum, the width of the door and a minimum 36 inches in depth from the door/wall plane. This landing may be up to 7-3/4 inches lower than the top of the door threshold **if** the primary door does not swing out.

Exterior door landings other than exit door

If no door, other than a storm/screen door swings over the exterior landing, that landing may be up to 7-3/4 inches below the top of the threshold. The code allows an exterior stair, when less than 30 inches high, to butt up to the opening **without** a landing **if no** door swings over it. This would include sliding patio doors. The 30 inches measurement is taken from the **interior** floor height to the exterior finished grade or surface the bottom of the stair rests on. See *MNR 311.4.3.2*.

Energy code requirements

The energy calculations submitted by the applicant and approved by the City must be on site for the framing inspection. All energy stickers must be let in place until the inspector has verified compliance. This also includes

AFUE and SEER ratings for heating and cooling equipment. All energy rating stickers must be left in place until the inspector has verified compliance. If any alterations have been made in the field, you must provide a revised RES Check form indicating the project still passes code. Recessed fixtures used in remodeling or new construction must have both I.C. and air tight ratings when the fixture comes in contact with insulation.

Unvented crawl spaces

The ground must be covered with a vapor retarder. The joints must be overlapped a minimum of 6 inches and be sealed/taped. The edges must extend up the foundation wall a minimum 6 inches and be attached and sealed to the wall. One of the following mechanical systems must be installed:

1. A **continuously** operated mechanical exhaust at a rate equal to 1 cfm for each 50 sq. ft. and an air pathway to the common area e.g. a duct or transfer grille.
2. Conditioned air supply sized to deliver at a rate equal to 1 cfm for each 50 sq. ft. It must include a return air pathway to the common area such as a duct or transfer grill.

Green gypsum board

“Gypsum green board” is no longer allowed to be used as backer material behind tiled tub and shower walls. You must now install cement, fiber-cement board or glass mat gypsum board.