

New House & Attached Garage:

- All construction must meet current codes as described in the 2018 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 (1) 8 x 11 or 11 x 17 and ensure the details can be read clearly.
 - The plans must include but not limited to the following:
 - Site plans with all setbacks marked, driveway dimensions and impervious surface calculations.
 - Structure height as measured from the highest grade adjacent to the structure to the mid point between the eaves and the gable peak.
 - 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. (Summer months can take 4-6 weeks)
- These permit fees are based on the valuation, call the bldg. dept. for a quote 218-454-5109
- 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.
- A CO is required prior to occupancy, (occupancy includes any personal belongings in the structure)
- All landscaping must be complete prior to a CO. In instances where the developer/contractor/owner requests occupancy prior to landscaping or other exterior property improvement, being complete, the city may issue a TCO (temporary certificate occupancy) if the requester enters into an agreement with the city to complete such improvements and submits a cash escrow in the amount of the bid estimate for the remaining improvements.
(Contact Planning and Zoning for details on landscaping requirements 218-454-5118)