

City of St. Joseph Building Permit Packet

For New Homes

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Dear Applicant,

We are pleased to introduce to you **INSPECTRON INC.**, the inspection agency performing plan reviews and construction inspections for the City of St. Joseph.

All projects that create a new structure or change the floor plan, the foot print or roof line of an existing structure are required to have a plan submitted for review prior to issuance of a building permit and scheduling of inspections. A complete plan will include all information requested in the **Building Permit Application Packet** obtained from the Clerk or Building Official. These plans will be reviewed for compliance with local ordinances and the Building Code. When approved these plans will be the basis of permit issuance and inspection.

Pick up of plans, applications, delivery of permit and inspection card can be arranged by calling Inspectron, Inc. at 1-800-322-6153.

For your convenience the inspectors can be reached from 8:00 a.m. to 5:00 p.m. Monday through Friday at 1-800-322-6153. All inspections will be performed within 24 hours of the time requested and all inspections **must have a 24 hour advanced notice.**

Inspectron Inc. is located at:

Inspectron Inc.
15120 Chippendale Ave.
Suite 104
Rosemount, MN 55068

We invite your written comments and questions about the services we provide to you. Please let us know what we do right or wrong.

Sincerely,

Ron Wasmund
Building Official

Jim Hall
Building Inspector

Larry Wasmund
Building Inspector

Bill Barber
Building Inspector

**SUBMITTAL REQUIREMENTS FOR OBTAINING A
RESIDENTIAL BUILDING PERMIT**

(This list should serve as a checklist for permit applicant)

- I Completed building permit application
- II Two sets of complete plans and specs, including:
 - A. Floor plan (showing relationship to existing structure)
 - B. Exterior elevations (if changing)
 - C. Wall cross section (multiple if needed to illustrate engineered bearing points)
 - D. Sizes of framing members, posts, beams and direction of run
 - E. Manufactured truss design engineering certification.
 - F. Smoke detector locations
- III Survey or Site Plan
- IV Energy calculations on forms provided by the Building Official or equal
- V Plat approval from the City – (All newly created lots.)
- VI Variance approval from the City (only if needed)
- VII Proof of state contractor license or state exemption
- VIII Grading and erosion control plan approval if more than 50cyds of soil is disturbed or hauled in.
- IX Floodplain designation and Approval Letter from Stearns County Office of Planning.

SURVEY/SITE PLAN REQUIREMENTS

(This list should serve as a checklist for the permit applicant)

- I. Property lines showing monument locations. A Registered Land Surveyor must prepare the survey for a new, subdivided or redeveloped lot. The owner may prepare the site plans for building additions, including detached accessory structures if two or more monuments are located or in the opinion of the Building Official that property location is not critical.
- II. Scale of drawing
- III. Lot and block number or PID
- IV. Dimensions of lot including square footage and north arrow
- V. Dimension of front, rear, side yards (From property line to structure)
- VI. Locations of all existing buildings on the lot
- VII. Location of proposed building/addition
- VIII. Location of all easements as shown on record plats
- IX. Placement and method of erosion control

Instructions for Scheduling Inspections

All inspections must be scheduled a minimum of 24 hours in advance.

Inspections **MUST** be scheduled by talking to a live person. Messages requesting inspections left on the answering machine will be confirmed in person. Inspections can be scheduled by calling the office at 1-800-322-6153.

Unless we are tied up in a meeting we will return your call within 15 minutes.

All inspections will be performed within 24 hours of the time requested.

Provide us with the permit number and address when requesting an inspection.

Permit Procedure

PERMIT APPLICATION

The applicant shall pick up a Building Permit Application Packet from the Clerk or Building Official. The Building Application Packet (Packet) shall include:

- Building Permit Application
- Submittal Requirements for Obtaining a Permit
- Survey/Site Plan Requirements
- Name and Phone Number of Building Inspector
- Instructions for Scheduling Inspections

The applicant shall submit the completed application package to the Building Official (B.O.) The B.O. will review the package for completeness and notify the applicant if additional information is required prior to acceptance of the application.

All required zoning action must be complete and approved before a building permit will be issued.

The Building Official will review the building permit application. All plans required to be submitted to illustrate and support the construction will be reviewed for compliance with the latest adopted edition of the Building Code. Type written plan review comments will be provided for all plans reviewed.

The building permit can be issued after acceptance of the plans by the Building Official.

The Building Official will place the record of zoning action if required, and the plan review comments on file and issue the permit upon receipt of permit fees. The permit and inspection record card along with the applicant's job copy of the approved plans will be delivered to the applicant

PLAN REVIEW

The Building Official shall perform a review of the plans for compliance with the latest adopted edition of the State Building Code. The average standard time for a residential plan review will be 5 to 10 days. This time may vary depending on the completeness of the submittal and the complexity of the project. No plan review will be performed on an incomplete submittal.

Upon completion of the plan review the Building Official shall provide the Applicant a copy of the plan review comments in a plan review letter. The issuance of a building permit will be conditional on the applicant's compliance with the plan review comments. When necessary the applicant and the building official shall arrange a meeting to review the comments.

INSPECTIONS

The applicant shall be responsible for scheduling all required inspections with the Building Official. The required residential inspections include:

Footings -	When forms are set but before concrete is placed.
Foundation -	After walls, insulation, and dampproofing are in place but before backfilling.
Sheathing -	Before installation of house wrap.
House Wrap -	Can be done at same time as framing but after sheathing inspection.
Framing -	After plumbing, heating and electrical are roughed in but before insulation.
Underfloor Vapor Barrier -	Done prior to pouring of concrete floor.
Insulation -	After insulation and vapor barrier are in place but before sheetrock is started.
Sheetrock -	Only sheetrock required to be fire rated such as garage side of common wall. Prior to issuance of Certificate of Occupancy.
On – Site Sewer -	After review and approval of the sewer design.
Final -	When structure is ready for Certificate of Occupancy. All work is complete and final electrical inspection has been made but before any occupancy.

A 24 hour notice is required and shall be provided for all inspections. All inspections will be performed within 24 hours of the time requested. A re-inspection fee will be assessed for each requested inspection that is not ready at the agreed upon time.

The inspector shall complete an inspection report for every inspection performed with one copy to Applicant. One copy will be retained for Inspectron Inc. files.

CERTIFICATE OF OCCUPANCY

A certificate of occupancy will be issued for every new or structurally altered building. A copy will be provided to the Applicant, and the Clerk. Inspectron Inc. will retain one copy.

No use or habitation of the new or structurally altered building will be permitted without the certificate of occupancy.

CITY OF ST. JOSEPH
BUILDING PERMIT – EROSION CONTROL

CONTRACTOR _____

PERMIT ADDRESS _____

LEGAL DESCRIPTION Lot _____ Block _____

Subdivision Name _____

Contractor Acknowledgement

A Subdivision Registration will be filed with the Minnesota Pollution Control Agency within 7 days of assuming control of the site described above or upon commencement of work. The Developer's Storm-Water Pollution Prevent Plan (SWPPP) may be used. The following are the minimum requirements that must be included in all SWPPP's.

1. Owner / Contractor shall construct and maintain silt fence along the entire front of the property immediately behind the curb, except that a 24-foot wide opening may be provided at the driveway for ingress and egress purposes during construction. The silt fence shall also be constructed from the curb to the front property corners, and along the side and rear lot lines, as necessary to prevent sediment from washing on to the street or adjacent properties. The silt fence shall be maintained until the sod or seed is down in the affected areas.
2. At the 24-foot wide driveway opening immediately behind the curb, the Owner / Contractor shall construct and maintain a rock entrance 24 feet wide, 10 feet deep and 1 foot thick (approximately 10 cubic yards of 1" – 2" washed rock). The rock entrance shall be maintained until the driveway construction begins.

Contractor Signature

Date