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

Addition & 3 Season Porch Handout

PERMITS

Permits are required for all additions and porches. Additional permits may be required for plumbing, heating, and electrical work. Some jurisdictions require County approval for projects in shore land districts. Check with Inspectron, Inc or your jurisdiction about specific requirements.

PLAN SUBMITTAL DOCUMENTS

- 2 sets of plans (one will be returned to you with your permit). Plans must include:
  - o Elevation drawings of front, rear and sides of finished addition.
  - o Section drawings showing details of footings, foundation, floor, wall and roof construction.
  - o Detailed floor plan

- Completed permit application
- Site plan showing location of proposed project (See Site Plan Handout)
- Septic Compliance Inspection (if project increases the number of bedrooms)
- Documentation that shows compliance to the Minnesota Energy Code. The form for the required documentation can be found under Links – Department of Energy.

LIST OF INSPECTIONS

- Footing – When forms are set but BEFORE the concrete is poured and drain tile installed.
- Foundation - After walls, insulation, and water proofing are in place but before backfill.
- Plumbing rough in – Once all drain, waste and vent piping is in place.
- HVAC rough in – After all openings are cut for supply, return, exhaust and fresh air. In – floor heating requires an air test.
- Fireplace rough in – After fireplace is installed and framing around the unit is completed but still visible and with the fire blocking lid in place.
- Gas piping and air test - After lines are run and air tested at 25 psi for 12 hours.
- Sheathing – Before covering with building wrap.
- Electrical rough in –Contact State Electrical Inspector (See Links).
- Framing – When all framing, shingles and windows are installed and building is weather tight. prior to covering the construction so it is accessible for inspection and after the electrical rough in inspection BUT before insulation is placed.
- Insulation – after insulation and vapor barrier is in place but before sheetrock is started.
- Plumbing final – after fixtures are installed, edges caulked and ready for manometer air test.
- HVAC final – After all HVAC work and ventilation system is balanced.
- Fireplace final – After gas line is connected, and fireplace is operational with all mantle and trim in place.
- Electrical Final – Contact State Electrical Inspector (See Links).
- Building Final – All work is completed but before occupancy.
- Final – When project is completed and grading (if any is required) is finished.

The complexity of your project will determine the type of inspections that are required. You will receive an Inspection Record that lists the required inspections for your specific project with your permit.

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GENERAL CODE REQUIREMENTS

- Footing depth must be a minimum of 42 inches below grade. (For sizing, see Round Footing Size Table Handout.)
- Individual concrete or masonry piers must project at least 8 inches above exposed ground unless the columns or posts which they support are redwood, cedar or approved treated material.
- Wood joists 18 inches or closer to grade, or wood beams 12 inches or closer to grade and their supports must be redwood, cedar or approved treated material.
- Redwood, cedar or approved treated material must be used for those portions of wood members which form the structural supports of buildings, balconies, porches, stairways or similar permanent building components when such members are exposed to weather without adequate protection from a roof, eave, overhang, or other covering to prevent moisture or water accumulation on the surface or at joints between members.
- All unenclosed floor openings, open and glazed sides of landings and ramps, balconies and porches which are more than 30 inches above grade or floor below, must be protected by a guardrail not less than 36" in height. (See Stairway and Handrail Handout).
- A handrail shall be provided to all stairways having three or more risers. (See Stairway and Handrail Handout.)
- All stairways must be a minimum of 36 inches in width; the rise must be 4 inches minimum, 7 3/4 inches maximum and have a minimum of 10 inch run. (See Stairway and Handrail Handout).
- Floor joist spacing at 24 inches on center requires 2 inch minimum decking; floor joist spacing at 16 inch on center requires 1 inch minimum decking.
- The stamped, approved building plan and survey must be kept on the job site until the final inspection has been made.
- The Inspection Record Card must be placed on an outside exterior wall of the addition and must remain posted until the final inspection has been made. Cards should be protected from the weather.
- Any disturbed ground is required to have erosion control protection installed in order to prevent site erosion.
- Smoke detectors must be installed through out the existing structure, in each sleeping room, in the corridor area accessing each sleeping area and on each level when the value of the improvements exceeds $1,000.00.

DESIGN/PROJECT NOTES

- Separate permits are required for plumbing, mechanical and electrical work.

If you have questions, contact Inspectron, Inc. at 651-322-6626 or 800-322-6153 Monday through Friday between 8:00 am and 4:30 pm. We are happy to answer your project questions!

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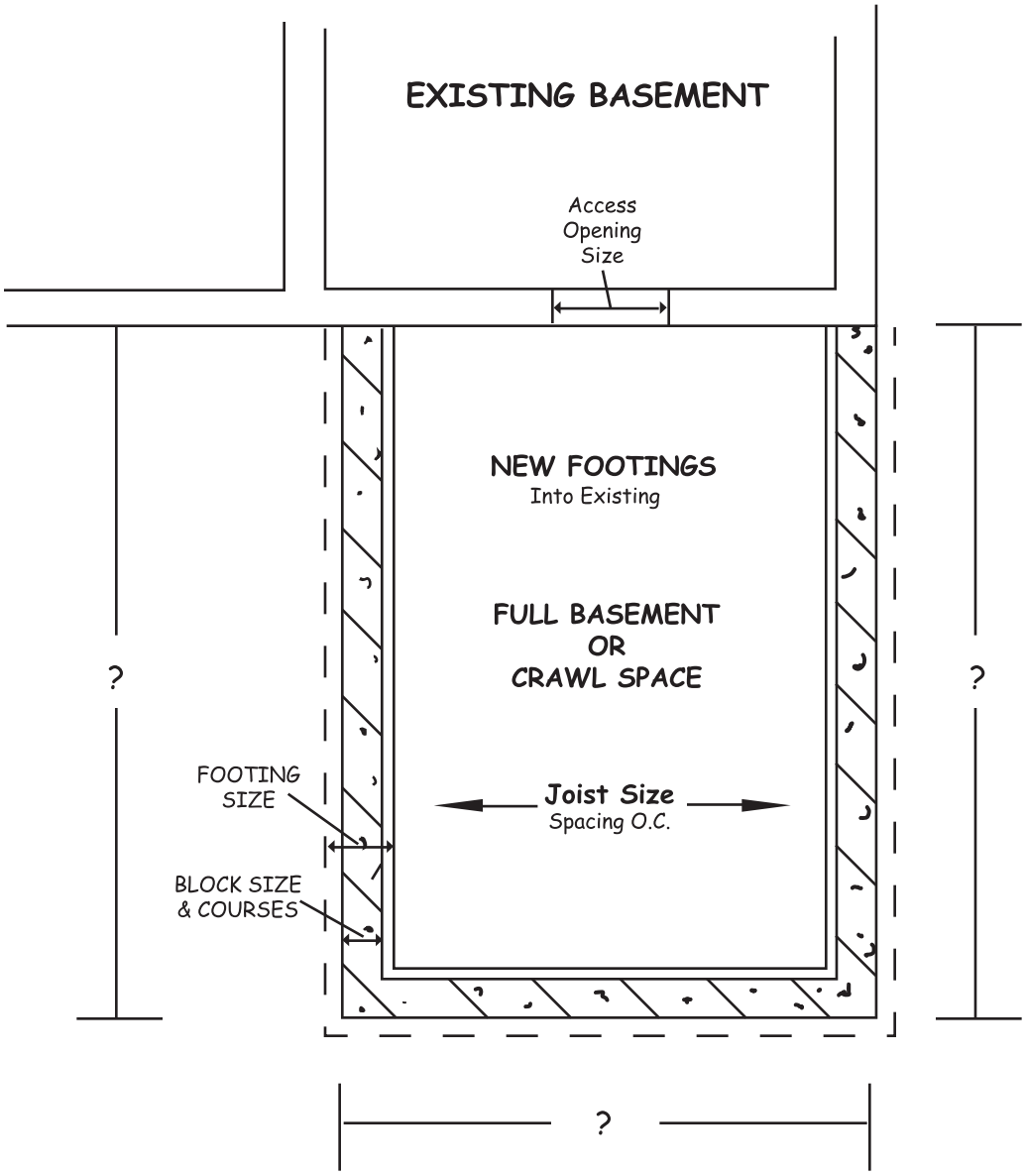
FOUNDATION PLAN EXAMPLE



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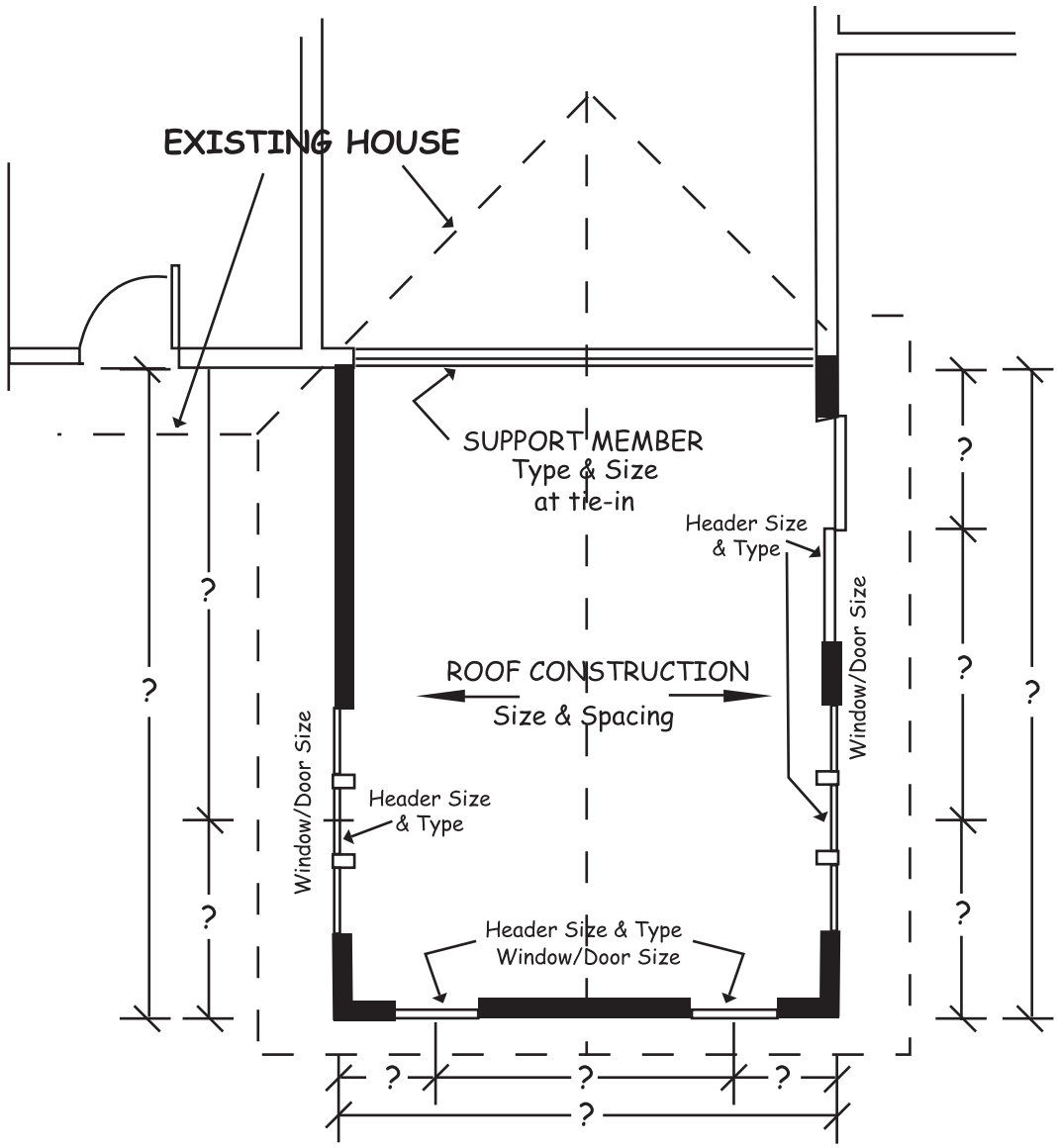
FLOOR PLAN EXAMPLE



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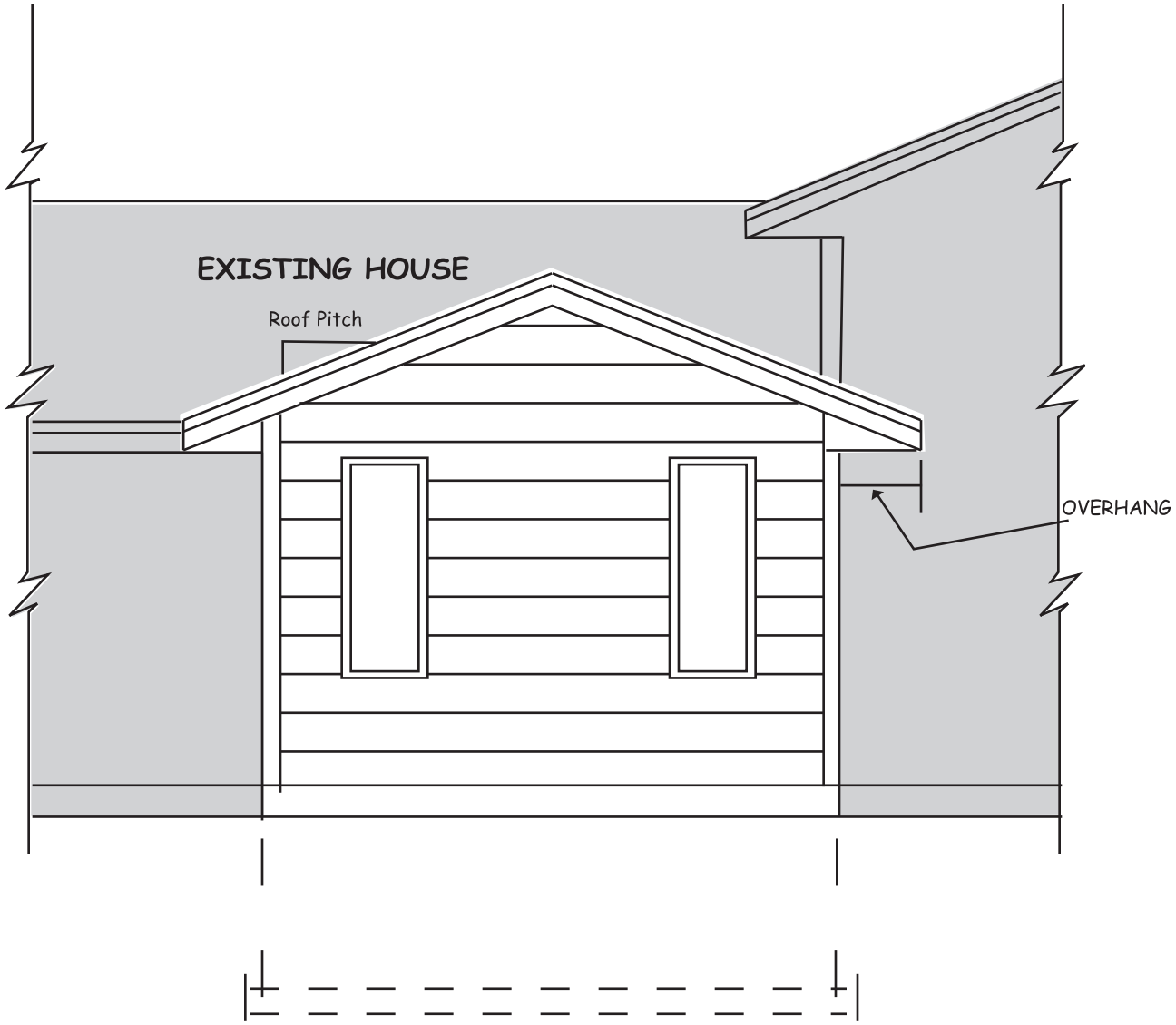
ELEVATION EXAMPLE



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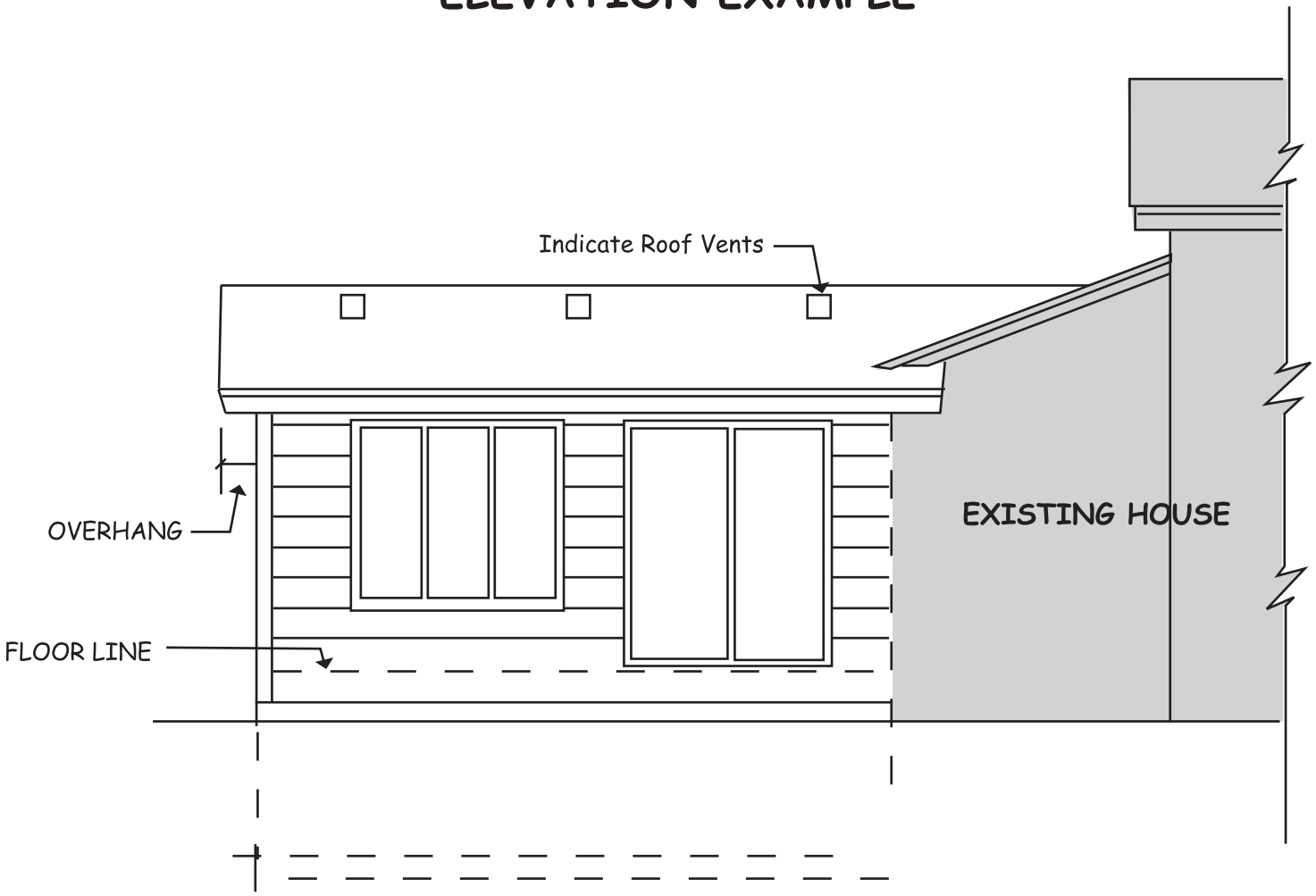
ELEVATION EXAMPLE