

This pamphlet is a compilation of some of the standard requirements based on the State Building Code and City Zoning Ordinance for projects of this type. This information packet does not contain all of the specific codes for construction and should only be used as a guide. The permittee is responsible to meet all code requirements applicable to each project.

Permits

Permits are required for all garages, additions, and for accessory buildings over 200 square feet in floor area. The fee for the building permit is based on the value of construction, exhibit A of the City fee schedule.

Plan Submittals

Two copies of each of the following items must be submitted along with a completed permit application for review. Allow up to 10 working days for review and permit issuance upon complete submittal.

A scaled property survey or site plan showing the following information:

- Lot size and all adjacent streets
- Exact locations and dimensions of all existing and proposed buildings, walks and driveways on the site
- Owners name and address
- If septic system/well present – indicate location of the tank/s, drainfield and well.
- Lot coverage info (see page 2)

Note: Owner must be able to show corner monuments of the property or have the site surveyed to the satisfaction of the inspector on the site.

Building plans showing elevations, floor plans, footing/foundation plans and a wall section. All plans must be fully dimensioned and to scale. All materials for construction must be called out on the plans

Roof trusses must be pre-engineered by a truss manufacturing company or your drawings of the truss design must be signed by a registered professional engineer of Minnesota.

Setbacks

All accessory structures and additions are subject to the development agreement or City code for setbacks from property lines. All buildings must be 6-foot minimum from any swimming pool, 10-foot minimum from any septic tank, 20-foot minimum from any drainfield and all wells must be maintained fully accessible. Contact the City Building of Planning Department for property setback requirements in your zoning district.

Lot Coverage

City code requires (for open spaces) that only a certain percentage of a property be covered with building, paved or other impervious surfaces. The following is a list of maximum lot coverages based on zoning districts.

R1A Zoning	30% lot coverage
R1 Zoning	30% lot coverage
RR Zoning	no maximum

Building Height

The maximum height of a detached garage or accessory structure is determined by the property zoning district.

R1A Zoning	18 feet maximum height
R1 Zoning	18 feet maximum height
RR Zoning	35 feet maximum height

Attached garages are as follows:

R1A Zoning	35 feet maximum height
R1 Zoning	35 feet maximum height
RR Zoning	35 feet maximum height

Maximum Building Size

The maximum size of a building in Rosemount is regulated by the zoning district, the use and the location it is to be built in within the City.

The size limitations are as follows for detached accessory buildings:

In zoning districted R1A, R1, R2 and RL, the maximum aggregate total for any accessory building(s) 1000 square feet.

In zoning districts RR or AG west of Akron Avenue, under 20 acres and for non-agricultural uses the maximum aggregate total for any accessory building(s), excluding attached garage, is 1200 square feet. Sec Section 7.2 of the Zoning Ordinance for exceptions.

In zoning districts AG or AG-P east of Akron Avenue, less than 20 acres and for non-agricultural uses the maximum aggregate total for any accessory building(s), excluding attached garage is 2400 square feet.

Note: True agriculturally used accessory structures in an AG or AG-P district over 20 acres are not limited in size or exterior treatments.

Exterior Treatment

Attached garages must be constructed of the same materials as the principal structure.

Detached accessory structures, in most cases, must be constructed with exterior materials similar to that of the principal structure. For specific requirements contact City staff and see Section 11-5-2.6 of the Zoning Ordinance.

A minimum 3:12 pitch roof shingles with fiber/glass, asphalt, wood or tile to match the home.

Must have adequate windows to break the plane exterior wall and to simulate the character of the principal structure.

Must have siding material which is identical or closely matches the principal structure. (No pole shed style siding is allowed).

General Standards

All accessory structure roofs must be designed for a 35 lb per square foot live load and 10 lb per square foot dead load.

Additions to any existing structure which currently has frost footings must also be designed with frost footings.

All frost footings must be 42" deep – minimum.

All wood in direct contact with concrete or masonry must be pressure treated or equal.

Garage slabs should be designed to be 4 inches thick throughout

Floating slabs should be designed with 8 inch thick by 12-inch-wide perimeters with 1 number 4 rebar embedded continuously all the way around the slab. ½ inch diameter anchor bolts are required at 6 feet on center and within 12 inches of corners and openings. 2 anchor bolts per plate – minimum.

The maximum height of 2x4 studs is 10 ft. A double top plate is required unless trusses bear directly on studs.

All wall sheathing joints must be on studs, plates or solid 2 by blocking and fastened per code. Fiberboard sheathing must be installed with the long direction vertically.

See span tables for maximum allowable spans for ceiling joists and rafters.

The common wall between attached garages and a dwelling must be fire rated on the garage side of the wall with ½" gypsum board run from the floor to the roof deck. Joints must all be tight or must be taped. Doors through this wall must be 20-minute fire doors. There may not be any windows or openings in this wall.

Insulated attic space must be provided with roof ventilation per code.

An approved underlayment roofing starter edge is required at all roof edges over insulated attics. Ice and water shield meets this requirement and must cover from the roof's edge to 2' inside the interior wall surface.

When additions/alterations are done on a home a battery operated or hardwired with battery operated backup smoke detectors must be installed throughout the existing dwelling per code. Smoke detectors would be required in each bedroom, hallways serving bedrooms and on each floor level of the dwelling. These must be installed and operational by final inspection. A carbon monoxide detector is also required within 10' of each bedroom.

Verify all joist, rafter, header, beam, column and footing pad sizes with the City inspection department.

A hard-surfaced landing is required outside exit doors.

A dwelling's heating system may not have duct openings into a garage for heating, cooling, or ventilation.

All habitable rooms must be provided with a warm air supply and return air duct.

All bathrooms without operable windows must have a mechanical exhaust fan provided in the room – ducted to the exterior of the building.

All sleeping rooms must be provided with code complying egress windows.

All habitable rooms shall have an average ceiling height of not less than 7 feet.

All attic spaces over 30 inches in height must be provided with an attic access which is 22"x30" minimum. Crawl spaces must be provided with an 18x24" unobstructed access also.

The ground in a crawl space must be covered with 6 mil poly to seal out moisture. This 6 mil ploy is also required under all concrete slabs.

Crawl spaces must be provided with proper ventilation per code or be heated.

Exposed poly vapor barriers must be smoke and flame rated per code. Verify with City inspection department.

No foam insulation may be left exposed in any crawl space, attic or habitable space unless specifically code approved to do so.

Minimum insulation requirement for dwellings

R20	Exterior walls	R20	Rim joist spaces
R49	Attic spaces	R30	Cantilevers/floors
R10	Foundation walls	R8	Duct work in unconditioned spaces

A 4 mil poly vapor barrier is required on the warm side of all exterior walls and ceilings.

Anti-scalding shower valves are required for all shower units.

30 inches in clear width and 24 inches of clear space in front is required for all toilets.

No toilets may exceed 1.6-gallon flush capacity.

Black plastic (ABS) or white plastic (PVC) drain waste and vent pipe may not be glued together. Use the same type of plastic pipe used in the existing portions of the house. A proper transition coupling is required to connect plastic pipe to cast.

No more than three fixtures in the same room may be supplied with 1/2 inch copper water liens.

Each fixture shall have an approved water supply shutoff valve.

Maintain 30 inches of clear working space in front of all mechanical equipment and electrical panels. Electrical panels may not be installed in closets.

Caulk and/or flash around all exterior openings. Windows must be installed as per manufactures installation instructions.

Slope finished grade away from the structure on all sides.

Call Gopher State One prior to any digging to verify utility locations.
Call (651) 454-0002 48 hours in advance of digging.

Post 4-inch address numbers on the front of the house.

A hard surface drive (asphalt/concrete) is required in all R1A, R1, and RL zoning districts. A class V gravel driveway is required in RR zoning districts.

For homes on a septic system a compliance inspection report must be completed and submitted with the building permit application – prior to permit issuance – for any single-family dwelling adding a bedroom to the house. In this case, septic systems which are non-complying or undersized must be brought up to code.

Inspections

The type and timing of inspections depend on the project and its complexity. The inspections Department will review required inspections with you on a project by project basis.

A 24-hour notice is required for all inspections. You must know the permit number, and address to schedule any inspection. Inspections will only be done Monday through Friday (excluding holidays) from 8:30 am to 3:30 p.m. Call (651) 322-2024 to schedule all but electrical inspections.

Electrical inspections are done by the State of Minnesota Electrical Inspector. Call (612) 866-1979 between 7:00 a.m. and 8:30 a.m., Monday through Thursday to schedule an electrical inspection.