CITY OF BREEZY POINT

DECK PERMIT REQUIREMENTS

The following information must be submitted to the Building Official before a building permit can be processed and approved. A more detailed description of items 1-4 is listed below.

1. **Building Permit Application Form**
2. **Survey or Site Plan (two copies)**
3. **Building Plans (two copies)**
4. **Miscellaneous as required**

After a preliminary review additional information may be required.

1. **Building Permit Application Form**: Complete and sign a permit application. Application forms are available at City Hall.

2. **Survey or Site Plan**: Provide an updated plan of the property showing all property lines, existing buildings (with dimensions) and project address or PIN number. Diagram the proposed building location, dimensions and proposed setbacks from property lines, existing buildings and all topographical features. A registered survey may be required.

3. **Building Plans (two sets)**:

   A. Section drawing (side, cutaway drawing) showing the footing width and thickness, post size, joist size, beam size, decking, height above grade, guardrail, cantilevers (overhang), anchoring, flashing, connectors and hanger types, include grade and species of lumber.
   B. Floor Plans of the deck showing the length and width of the deck, beam location, post spacing, joist spacing, stair location and type of lumber (pressure treated, redwood, cedar etc.).

4. **Miscellaneous:**
   Permit Fees: Building and Zoning fees will be determined after the application and required plans have been approved. Fees must be paid in full before a permit can be issued or work can begin.

8319 County Road 11
Breezy Point, MN 56472
Phone: (218) 562-4441
Fax: (218) 656-1326
www.cityofbreezypointmn.us

Permit #:_____
Issued On:_____
Fee Paid: _____
Receipt #: _____

Building Permit Application

Owner: _____ Phone:_____

Home Address: _____ Email:_____

Project Address: _____ PID #:_____

Legal Description:_____

_____

General Contractor: _____ License # : _____ Phone: _____

Plumbing Contractor:_____ License # :_____ Phone: _____

Mechanical Contractor: _____ License #: _____ Phone: _____

Proposed Use [Check One]: ☐Dwelling Private ☐ Garage ☐Deck ☐Home Addition ☐Pole Building ☐Finish Basement ☐Three Season Porch ☐Business/Commercial ☐Fireplace ☐Siding ☐Furnace ☐Water Heater ☐Other

Description of Project: _____

_____ Dimensions: _____

Site Plan submitted: ☐Yes ☐No (A site plan is necessary to process applications for all new and/or additions to structures)

Setbacks: OHW _____ Side _____ Side _____ Rear_____ Right of Way _____ Other_____

Zoning District: _____ Lot Area:_____ Impervious Coverage:_____

Estimated Value:_____ Lot Size/Dimensions: _____

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature:_____ Date: _____

CITY USE ONLY

PLANNING:

Subject to the following conditions: _____

Reviewed By: _____ Date: _____

Current Septic Compliance on file? ☐Yes ☐No Date: _____

BUILDING:

Use and occupancy:_____ Type of Construction: _____

Subject to the following conditions:_____

Reviewed By:_____ Date: _____

FEES

Building Permit:	_____	Plan Review: _____	State Surcharge:_____
Plumbing Permit:	_____		State Surcharge:_____
Mechanical Permit:	_____		State Surcharge:_____
Sewer Availability Charge:	_____		
Sewer Connection Permit:	_____		
E911Address Assignment:	_____		
Mailbox Support/Install:	_____		
Culvert:	_____		
Subtotal:	_____		
TOTAL DUE:	_____	**Call 218-940-1682 for inspections & code questions.**	

RESIDENTIAL STATEMENT OF AGREEMENT

SUMMARY OF BUILDING REQUIREMENTS

2000 INTERNATIONAL RESIDENTIAL CODE
STATE AMENDMENTS TO IRC
MN STATE BUILDING CODE
MN STATE PLUMBING CODE

INTERNATIONAL MECHANICAL CODE
STATE AMENDMENTS TO IMC
MN STATE ENEVERGY CODE
MN ACCESSIBILITY CODE

I, AS SIGNER OF THE PERMIT, AGREE TO THE FOLLOWING:

____ **I will**

- Place on site a valid permit prior to starting project
- Call for all of the required inspections
- Request inspections 48 hours in advance

____ **I understand *if I do not have*:**

- *The site posted* with the address number,
- *The permit & check list* posted on site prior to Inspection,
- *The requested inspection* ready,

the inspector ***will not*** complete the inspection and I (applicant) am responsible to re-schedule when items are posted.

____ **I agree** to comply with all requirements of the codes and city ordinances and will require all sub-contractors to be in strict compliance. If I am not familiar with or don't understand the requirements, I will seek professional advice.

____ **I understand** the inspections listed on this page are not limited to or exclude any special inspections if noted on the plans and/or the permit card with an "X" by the required inspection. I also understand that this is a partial list and is not intended to be in its entirety.

By signing below I acknowledge that I have read, understand and agree to the requirements listed and will follow all City requirements, Ordinances and State Codes.

_____
Signature of Applicant

_____
Printed Name

INSPECTIONS

Site-Shall be staked at building location and all property pins located and visible for inspection prior to issuance of permit. Lot corners, set backs, size and location of building and accessory buildings, Driveway locations. Site address shall be posted at this time.

Concrete Slab –All slabs prior to pour (Forms placed, rebar hung prior to inspection)

Footing-Prior to pouring. (Forms to be placed and rebar hung prior to inspection)

Foundation-prior to backfilling. The damp proofing & core pour shall be inspected.

Drain Tile-prior to back filling

Poured Walls-prior to pouring concrete (All rebar and forms in place)

Electrical-inspection required by State Electrical Inspector. The final inspection shall be completed prior to occupancy.

Framing- Required. All windows and doors are installed and **prior to** insulation being done. Lumber shall be stamped and trusses shall be engineered. Energy trusses on the home are encouraged.

Plumbing-required. A master plumber is required to be at all tests. Back flow preventers are required. *(Three inspections required; Underground, Rough In & Final)*

Mechanical- require a Rough-in, Gas line air test (1 hour @ 25#), and a Final inspection.

Insulation- Prior to covering. Requirements must meet Category 1 or the New Energy Code.

Septic/Sewer/Compliance required

Final- "Certificate of Occupancy" required prior to occupying the building.

Additional Requirements:

Building Address numbers shall be **DISPLAYED** on the building closest to the road and shall be visible f rom the road. The address numbers shall also be posted at the main entrance of the job site.

Date _____

PROPERTY OWNER WAIVER

MINNESOTA STATE CONTRACTOR LICENSING REQUIREMENTS

The purpose of this form is to have property owners acknowledge their responsibilities to the Minnesota State Building Code, to Zoning Ordinances, and to other applicable rules and regulations when they are acting as general contractor in building projects.

I understand that the State of Minnesota requires that all Residential Building Contractors, Remodelers, and Roofers, obtain a State License unless they qualify for a specific exemption from the licensing requirements. By signing this waiver, I attest to the fact that I am building or improving my property by myself. I claim to be exempt from the State License requirements because I am not in the business of building on speculation or for resale and this is the first residential structure that I have built or improved in the past 24 months.

I acknowledge that because I do not have a State License, I forfeit any mechanic's lien rights to which I may otherwise have been entitled under Minnesota State Statute 514.01.

I acknowledge that I may be hiring independent contractors to perform certain aspects of the construction or improvement of this property. Some of these contractors may be required to be licensed by the State of Minnesota. I understand that unlicensed residential contracting, remodeling, and/or roofing activity is a misdemeanor under Minnesota State Statute 326.92, subdivision 1, and that I forfeit my rights to reimbursement from the Contractor's Recovery Fund in the event that any contractors that I hire are unlicensed.

I also acknowledge that as the contractor on this project, I am solely and personally responsible for any violations of the State Building Code and/or jurisdictional Ordinance in connection with the work performed on this property.

_____

Signature of Property Owner

_____

Project Address

_____

Date

Please return this signed waiver with the Building Permit Application.

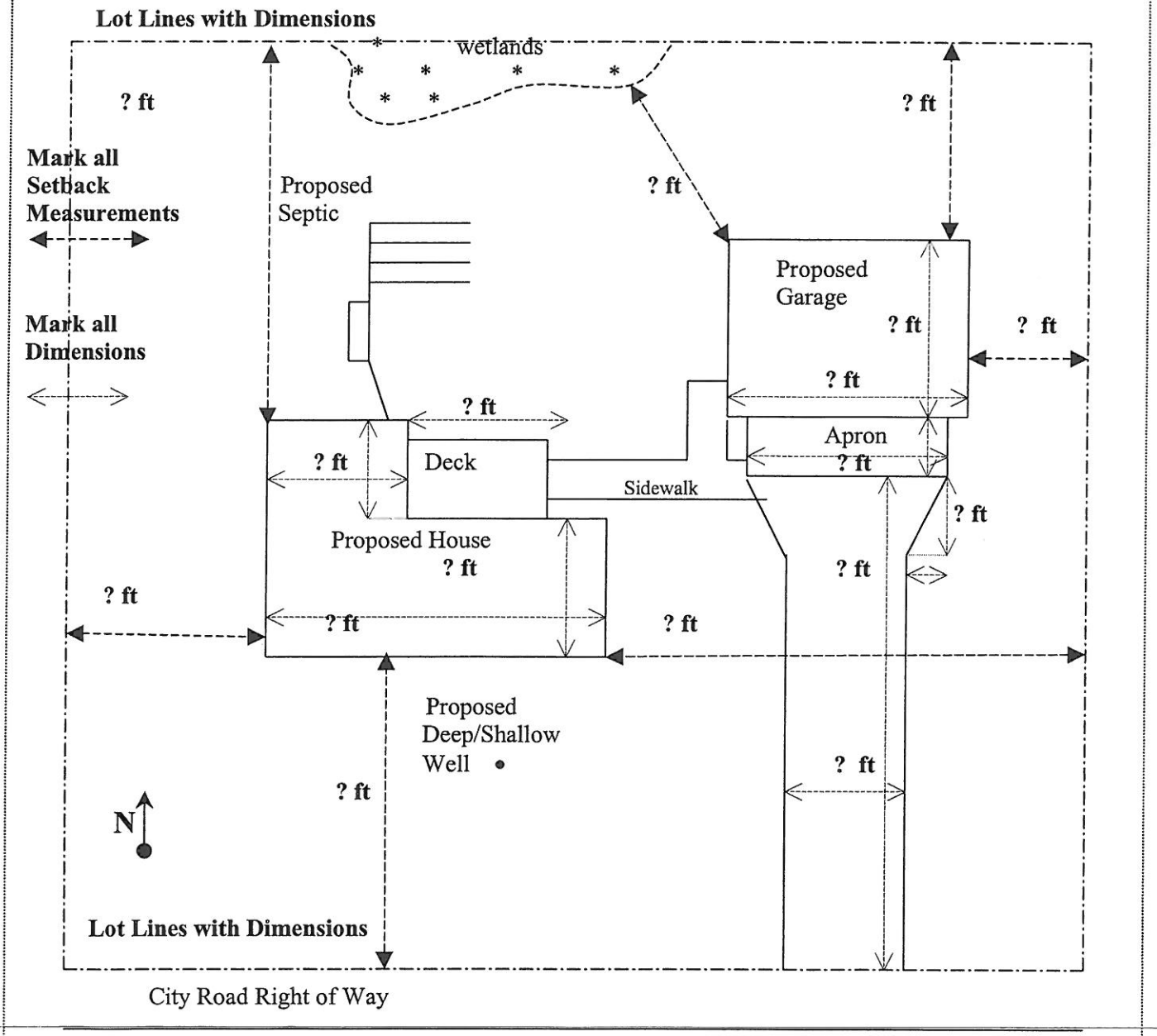
To determine whether a particular contractor is required to be licensed, or to check on the licensing status of an individual contractor, call the Minnesota Department of Commerce, Enforcement Division at 651/296-2594, or toll-free at 1-800/657-3602.

Sample Zoning Drawing – Drawn to Scale

The following sample drawing shows the minimum detail expected so the permit process can proceed smoothly. Plans do not need to be professionally drawn but should be drawn to scale and include all of the information requested. **** If there are wetlands &/or a bluff on the property they must also be shown and setback measurements included****

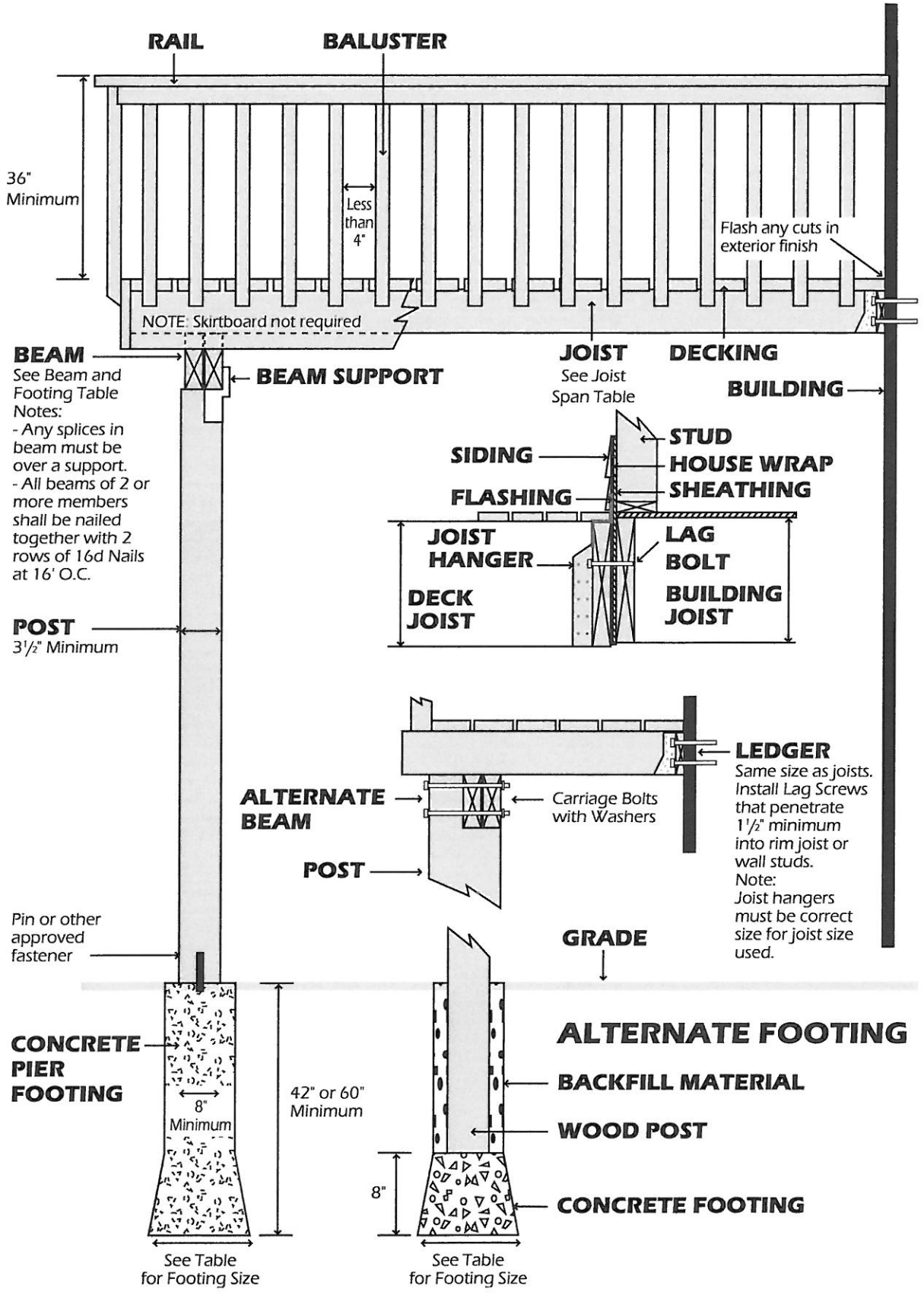
ZONING PERMITS MAY TAKE UP TO ONE WEEK TO ISSUE FOLLOWING SUBMITTAL OF COMPLETED APPLICATION AND ALL RELATED DATA.

Sample Site Plan



Street Name

DRAWN TO SCALE: 1"= ? FT


RAIL
BALUSTER
36" Minimum
Less than 4"
Flash any cuts in exterior finish
NOTE: Skirtboard not required
BEAM
See Beam and Footing Table Notes:
- Any splices in beam must be over a support.
- All beams of 2 or more members shall be nailed together with 2 rows of 16d Nails at 16' O.C.
BEAM SUPPORT
JOIST
See Joist Span Table
DECKING
BUILDING
STUD
SIDING
HOUSE WRAP
FLASHING
SHEATHING
JOIST HANGER
LAG BOLT
DECK JOIST
BUILDING JOIST
POST
3½" Minimum
LEDGER
Same size as joists. Install Lag Screws that penetrate 1½" minimum into rim joist or wall studs.
Note:
Joist hangers must be correct size for joist size used.
ALTERNATE BEAM
Carriage Bolts with Washers
POST
Pin or other approved fastener
GRADE
ALTERNATE FOOTING
CONCRETE PIER FOOTING
8" Minimum
42" or 60" Minimum
BACKFILL MATERIAL
WOOD POST
8"
CONCRETE FOOTING
See Table for Footing Size
See Table for Footing Size

Beam Sizing Example

10' Beam Span

Determine the amount of floor load bearing on the beam, example below .
(½ x 12' = 6') + (½ x 12' = 6') = 12' of floor bearing on beam.

Determine Load: 40 psf dead load + 10 psf live load = 50 psf (pounds per square foot)
50 psf x 12' = 600 plf (pounds per lineal foot) of beam

Determine Total Beam Load: 600 plf x 10'(beam length) = 6000 total pounds

Using the **Allowable Total Loads for Beams Supporting Floors** table, look at 10' span on chart.

Example: Using the Hem-Fir Floor Beam Chart**, it indicates as you go across the 10' span line, a 3 – 2x12's beam will carry 6202 Total Pounds, which is greater than the total beam load above. Therefore, 3 – 2x12's Hem-Fir would work in this situation.**

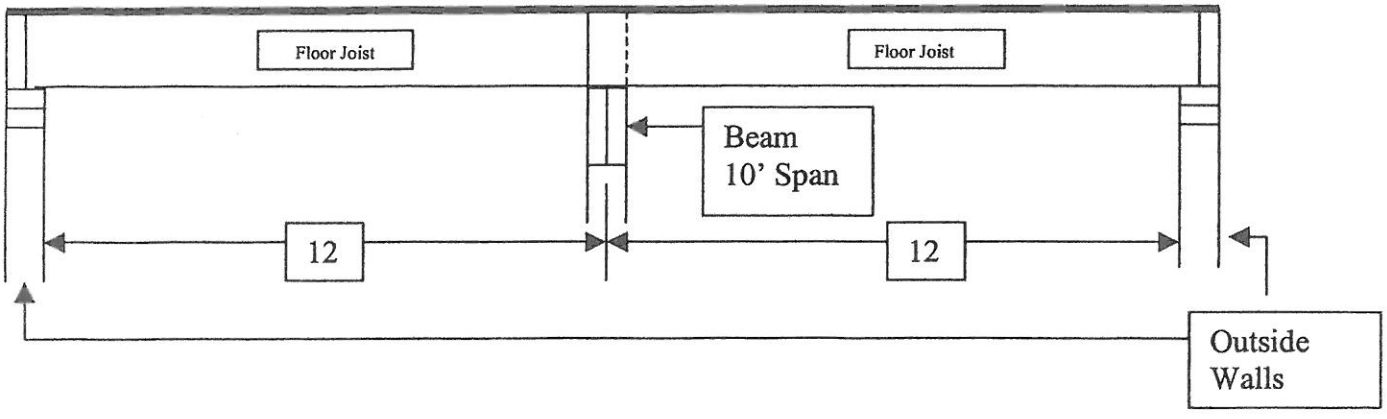
Allowable Total Loads

for

Beams Supporting Floors

	Hem-Fir No. 2 Grade															
	2 x 6				2 x 8				2 x 10				2 x 12			
	fb = 1270 psi				fb = 1175 psi				fb = 1075 psi				fb = 980 psi			
Span	Number of Members				Number of Members				Number of Members				Number of Members			
in ft.	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
9	618	1236	1854	2472	995	1990	3431	4575	1482	2963	5110	6813	1997	3994	6891	9188
10	**501**	**1001**	**1502**	**2003**	**895**	**1791**	**3088**	**4118**	**1333**	**2667**	**4599**	**6132**	**1797**	**3594**	**6202**	**8269**
11	414	828	1241	1655	814	1628	2807	3743	1212	2424	4181	5575	1634	3268	5638	7517

Floor Load Only

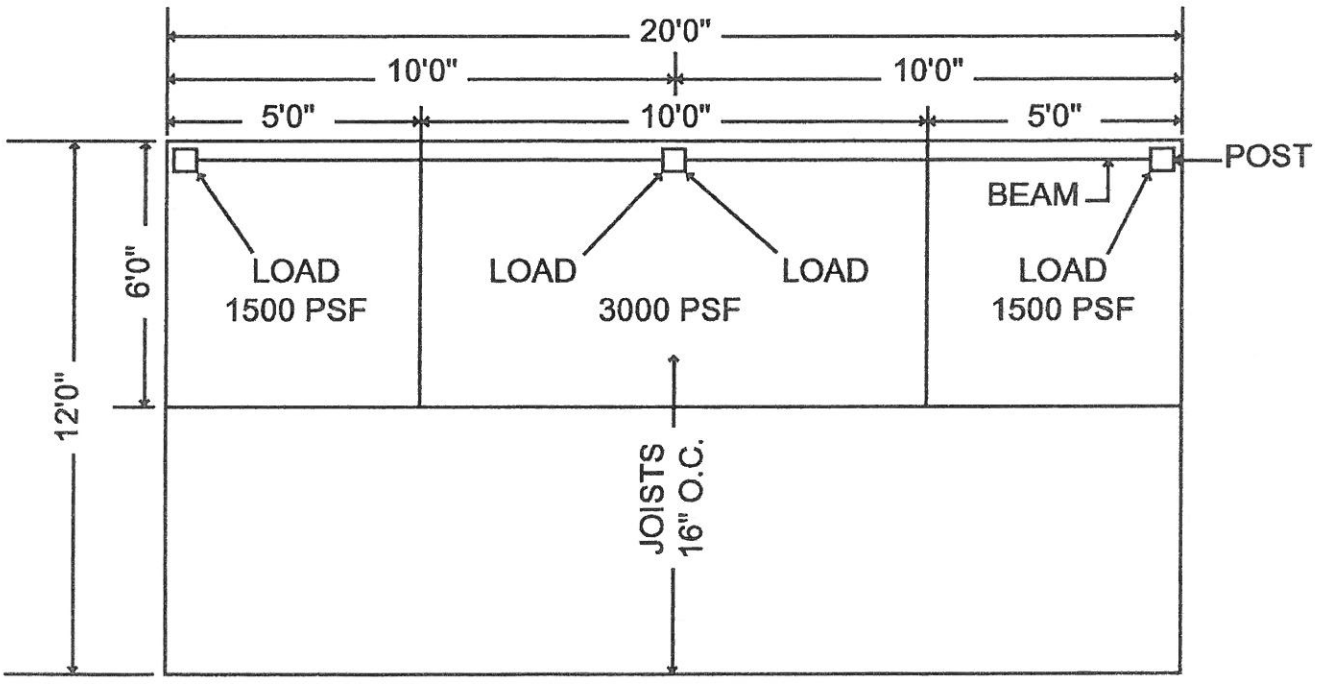


Example: Size Footing

DESIGN CRITERIA:
FLOOR LOAD 40# LL. 10# D.L.
TOTAL LOAD 50# PSF
SOIL BEARING CAPACITY 2000 PSF
CONCRETE: 2500 PSI UNREINFORCED

FORMULA
½ SPAN x LOAD x ½ POST SPAN
CORNER POSTS: 6'-0" x 50# = 300 x 5'-0" = 1500 PSF TOTAL LOAD
CENTER POST 6'-0" x 50 = 300 x 10'-0" = 3000 PSF TOTAL LOAD

FOOTING SIZE FROM CHART
CORNER FOOTING – ROUND 12" x 8" SQUARE FOOTING 11" x 11" x 11"
CENTER FOOTING ROUND 17" x 10" SQUARE FOOTING 15" x 15" x 8"



DECK FOUNDATION PLAN ¼" = 1'-0"

DECKS

Guidelines for planning the construction of a deck.

Admin Minnesota

Building Codes and Standards Division

408 Metro Square Building
121 East 7th Place
St. Paul, MN 55101-2181
651.296.4639
TTY: 800.627.3529
Fax: 651.297.1973

www.buildingcodes.admin.state.mn.us

www.mncodes.org

BCSD-GI012 3-04

PERMITS

Building permits are required for all decks that are attached to the home or are 30 inches or more above grade. Decks and platforms not more than 30 inches above adjancent grade and not attached to a structure with frost footings do not require a building permit.

Decks and platforms are required to meet the land use requirements of the community's zoning code. Zoning questions should be directed to the local planning and zoning department. This is an important first step in the planning of any deck project.

PERMIT FEES

Permit fees are established by the municipality. The plan review is done by the building inspector in order to spot potential problems or pitfalls that may arise. The inspector may make notes on the plan for your use. The plan review and inspections are done to provide a reasonable degree of review and observation so the project will be successful, safe, and long-lasting. Actual permit costs can be obtained by calling your local Building Inspection Department with your estimated construction value.

Your Building Inspector will need a number of items. These may include an application for permit, site plan or survey (with specific setback information), and building plans. Examples of these are provided in the rest of this brochure. The inspector may inform you of potential problems or make suggestions. Safety will receive the greatest priority.

REQUIRED INSPECTIONS
(Verify with municipality)

1. **Footings:** After the holes are dug, but PRIOR TO THE POURING OF CONCRETE!
2. **Framing:** To be made after all framing, blocking, and bracing are in place and prior to covering the construction so it is accessible for inspection. This inspection can be completed at the time of the final inspection if all parts of the framing will be visible and accessible.
3. **Final:** To be made upon completion of the deck and finish grading.
4. **Other inspections:** In addition to the three inspections above, the inspector may make or require other code inspections, such as an electrical inspection, to ascertain compliance with the provisions of the code or to assist you with your questions or concerns during the construction process.

SETBACKS

Setbacks from property lines vary depending upon the city and zoning district your home is located in. Contact the Building or Planning Department in your community for the requirements in your location. This is an important first step in the planning for any deck project.

GENERAL BUILDING CODE REQUIREMENTS

a. Footings must extend to frost depth (if attached to the house).

b. Decks need to be designed for a 40-pound per square foot live load and balconies to a 60 pound per square foot live load. Decks exposed to the weather must be constructed of approved wood with natural resistance to decay such as redwood, cedar or treated wood, or other material (composite plastics, etc.) with prior approval of the building inspector.

c. Pressure-Treated Wood
Recent changes have been made in the chemicals used in the manufacture of pressure-treated wood. Chromated copper arsenate, also known as CCA, is being phased out and the most common new treatments approved for outdoor use are Alkaline Copper Quaternary (ACQ) and Copper Azole. According to the lumber and fastener industry, the newer chemicals being used to treat the wood approved

for outdoor use are considerably more corrosive than those previously treated with CCA and therefore require special fasteners, hangers, and greater care in the selection of materials that may come in contact with the wood. The fastener industry has indicated that some of the hangers and fasteners currently on the market may not perform with some of the new treatments.

Designers, builders, and home owners will need to pay particular attention to the grade marks on the lumber, and verify that proper hardware (hangers, nails, brackets) are appropriate with the particular treatment of the lumber. This not only applies to decks utilizing these products but sill plates and posts as well. The code references the American Wood Preservers Association (AWPA), which has published information on this issue. Particular attention should also be made to the manufacturer's installation instructions for the hardware. Questions should be directed to your wood and fastener supplier or your local Building Official.

d. Columns and posts in contact with the ground or embedded in concrete, earth or masonry must be of special pressure treated wood approved for ground contact.

e. Cedar or redwood posts need an 8 inch separation from the ground.

f. All decks, balconies or porches, open sides of landings and stairs which are more than 30 above grade or a floor below must be protected by a guard not less than 36 inches in height. Open guard and stair railings require intermediate rails of an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.

g. If a stairway is to be provided, it must be not less than 36 inches in width. Stairways may be constructed having an 8-inch maximum rise (height) and a 9-inch minimum run (length). The largest tread rise and tread run may not exceed the smallest corresponding tread rise or run by more than 3/8 inch. Stairway illumination is required by the code..

h. Handrails are required on all stairways having 4 or more risers. Handrails may not be less than 1 1/4" nor more than 2 5/8" in cross sectional area. Top of handrail must be not less than 34 inches nor more than 38 inches above the nosing (front edge) of treads and they must be returned to a wall or post.

i. The electrical code requires overhead power lines to be located a minimum 10 feet above decks and platforms. Existing lines may need to be raised if a new deck is to be installed beneath them.

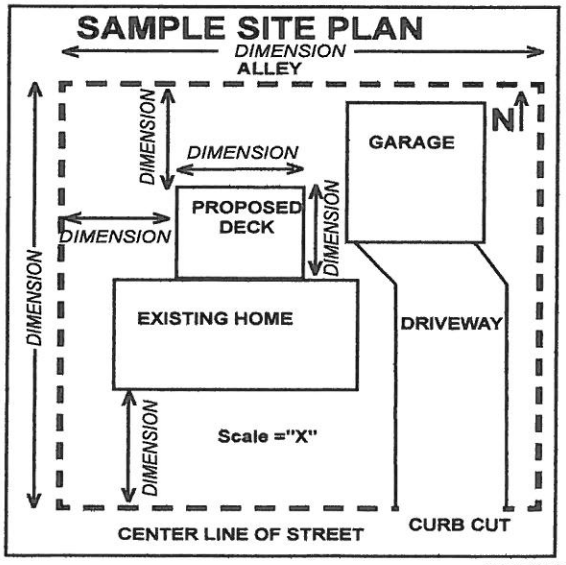
j. **Outside meters, wells, and septic systems.** When locating a deck care must be given to the location of existing gas and electric meters, wells, and septic systems. These may need to be relocated to allow for construction of the deck. Septic systems and wells may be difficult to relocate, requiring an alternative location for the deck. Prior to placement of any deck that will interfere with these devices, contact your local Building Inspector.

k. **Outside water meter readers.** Some communities use a remote outside meter water meter-reading device that may need to be relocated to allow for construction of a deck. These devices must be relocated properly and may require special tools. Prior to placement of any deck, that will interfere with the operation or accessibility of the reader, contact you local Building Inspector or Water Department to obtain information and procedures on relocating these devices. Note: For specific code requirements, please contact your local Building Department.

PLANS: SITE, FLOOR, and ELEVATION

The following text and sample drawings show the minimum detail expected so the permit process can proceed smoothly. **TWO sets of each plan are required.** Plans do not need to be professionally drawn. Plans should include all of the information requested. The application for permit can be filled out at the time you drop off your plans.

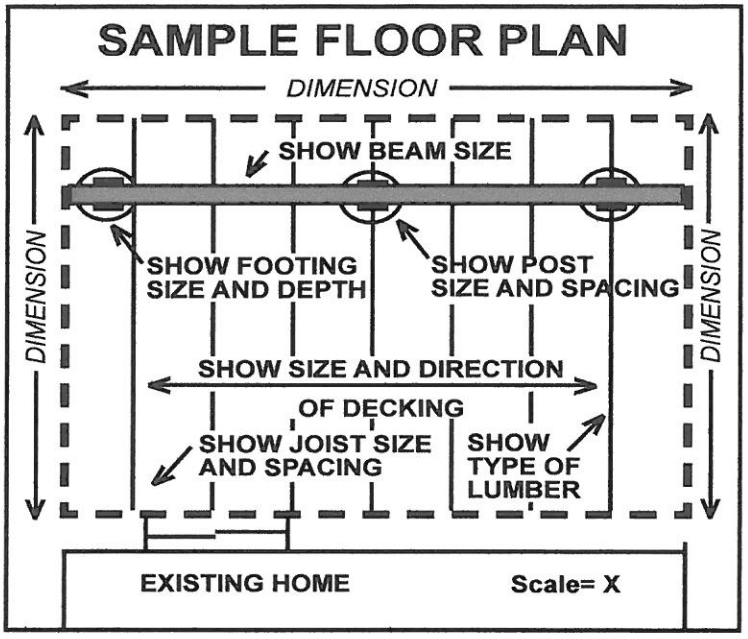
Certificate of Survey or Site Plan drawn to scale indicating the lot dimensions, the location and size of the existing structure(s), and the location and a size of the proposed structure. Indicate the setbacks from property lines of the existing and proposed structure(s). Including septic system area and wells if applicable.



DECKS continued

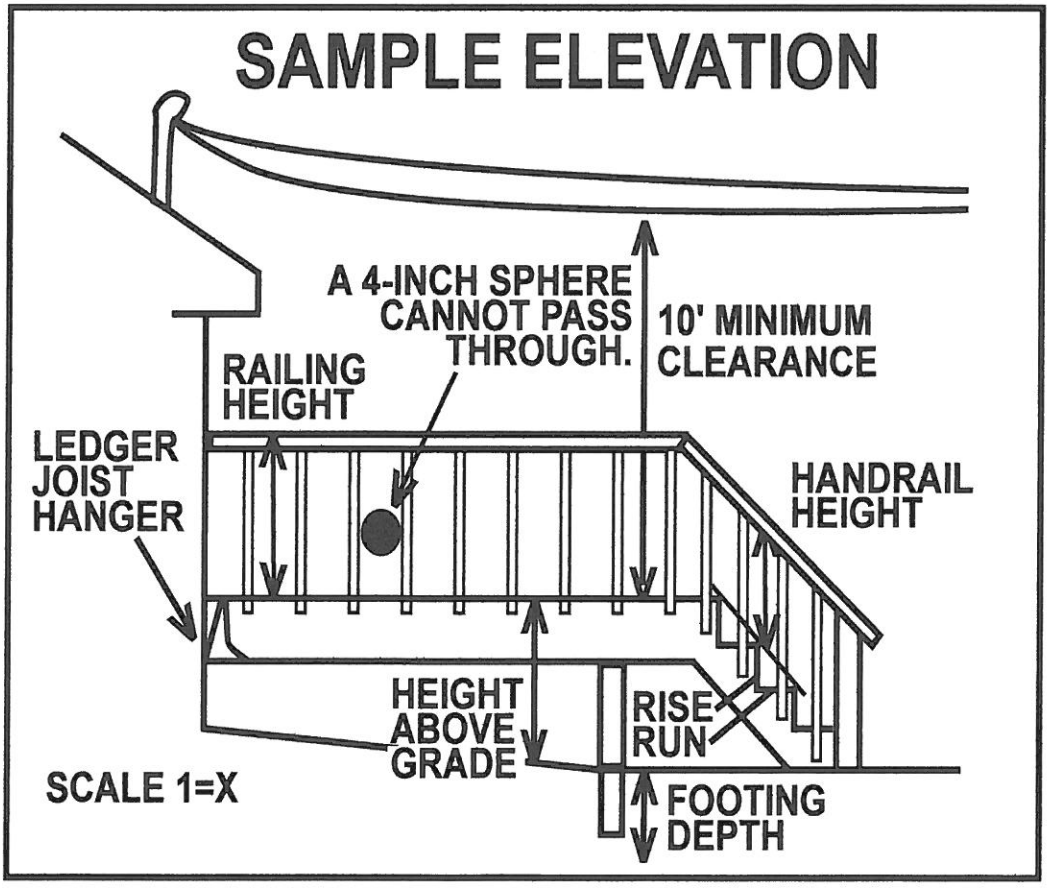
FLOOR PLAN

1. Proposed deck size.
2. Size and spacing of floor joists.
3. Size and type of decking material.
4. Size, type, location, and spacing of posts.
5. Size and type of beams.



ELEVATION PLAN

1. Height of structure from grade.
2. Size and depth of footings.
3. Guard height and spacing (if any).
4. Stairway rise/run and handrail height (if any).
5. Clearance of over-head wires (if applicable).



GOPHER STATE ONE CALL **Call at least 2 full business days before you dig.**
1-651-454-0002 1-800-252-1156 www.gopherstateonecall.org

Contact your local building code official regarding specific code and permit requirements in your municipality or if you have any questions regarding information presented in this brochure.