
Work Requiring a Permit

Permits and inspections are required for all construction, electrical, mechanical, fire suppression, and plumbing work to ensure that the work meets the MN State codes and follows the approved plan. Building and related permits ensure that projects will be constructed according to nationally recognized standards designed to protect buildings from fire and to ensure the safety of building occupants. Review of permit applications also ensures that projects meet zoning requirements, such as setbacks and building height.

Permits are required for an owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any gas, mechanical, electrical, plumbing system or other equipment that is regulated by the code. It is always a good idea to call the building inspection department prior to starting any project to help determine if a permit is required. It is also a good idea to check the municipality office to find out if there are any zoning requirements.

All materials and the installation of all materials must comply with the applicable Minnesota State Codes and the manufacturers' installation specifications for each product.

Who should pull the permit?

The owner of a property where a proposed project will take place, or the owner's authorized agent (the contractor) may apply for a permit. Generally speaking, the homeowner leaves the responsibility to obtain permits to the contractor(s), whose estimates usually include permit cost.

REMEMBER: Whoever signs the permit application is responsible for scheduling the required inspections AND completing the work in compliance with the code.

How long is my permit valid?

Permits are valid for 180 days from the date they are issued. Each time a required inspection takes place, the permit is valid for 180 more days. HOWEVER, we recommend completing your projects as quickly as possible. Delaying the project may cause problems with warranties or may damage materials that have a specified exposure time or shelf life when exposed to the elements.

Questions

**If you would like to discuss an upcoming project,
or if you question whether a permit is required,
contact the Building Inspections Department:
(952) 442-7520 or (888)446-1801 or info@mnspect.com.**

Office hours are Monday – Friday 8:00 a.m. -4:30 p.m.

PROJECTS THAT REQUIRE A PERMIT (not all-inclusive):

It is impossible to provide an all-inclusive list for work that requires a permit because people are always coming up with unique projects. Whenever you are doing structural work, insulation, opening of wall cavities, etc. a permit is required.

- Accessory Structures over 200 sq ft (smaller structures may require zoning permit)
- Addition
- Air Conditioner (new or replacement)
- Awnings that project more than 54" or require additional support
- Basement Finish
- Bath Fan
- Bathtub
- Bay window
- Boiler (new or replacement)
- Canopy
- Closet
- Communication Tower
- Decks
- Deck Repair
- Demolition (Interior)
- Demolition of structure
- Dishwasher (new and replacement)
- Door replacement (Exterior)
- Dormers
- Draintile interior and exterior
- Dryer (new gas, electric to new gas, venting changes)
- Dryer (electric) (new)
- Egress Window
- Fence over 7' high (shorter fences may require a zoning permit)
- Foundation drainage and waterproofing (interior and exterior)
- Furnace (new or replacement)
- Garage
- Garage door replacement
- Gas Line (any new or remodeling)
- Geothermal heating/cooling
- Guardrails
- Hot tub
- In-floor hydronic heating
- Lawn irrigation system
- Manufactured (mobile) home installation
- Mechanical work
- Modular home
- Move-in structure
- New home construction
- Plumbing
- Pole building (post-frame construction)
- Porch
- Range (new gas, or changing from electric to gas)
- Range hood
- Remodel
- Retaining walls over 4' in height (shorter walls may require a zoning permit)
- Roofing replacement
- Shed (see Accessory structures)
- Shower
- Siding replacement
- Sign
- Sink (new, or involving venting or water piping changes)
- Solar panels (affixed to a structure)
- Stairs
- Stucco
- Swimming pools that are below grade or over 5000 gallons and deeper than 24"
- Temporary structure not part of a television, motion picture or theater set.
- Toilet (new, or involving venting or water piping changes)
- Unit heater (new or replacement)
- Vent fans or hoods
- Wall – new interior, or removal of existing (including "half walls")
- Washing machine (new or if changing drainage or water lines)
- Water heater (new or replacement)
- Water softener (new or replacement)
- Water tower
- Window replacement

Minnesota Rules Chapter 1300.0120 Subpart 4. **Work exempt from permit.**

Exemptions from permit requirements of the code do not authorize work to be done in any manner in violation of the code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

A. Building:

- (1) one-story detached accessory structures, used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²);
- (2) fences not over seven feet (2,134 mm) high;
- (3) oil derricks;
- (4) retaining walls that are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids;
- (5) water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1;
- (6) sidewalks and driveways that are not part of an accessible route;
- (7) decks and platforms not more than 30 inches (762 mm) above adjacent grade and not attached to a structure with frost footings and which is not part of an accessible route;
- (8) painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work;
- (9) temporary motion picture, television, and theater stage sets and scenery;
- (10) prefabricated swimming pools installed entirely above ground accessory to dwelling units constructed to the provisions of the International Residential Code or R-3 occupancies constructed to the provisions of the International Building Code, which do not exceed both 5,000 gallons in capacity (18,925 L) and a 24-inch (610 mm) depth;
- (11) window awnings supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support, when constructed under the International Residential Code or Group R-3 and Group U occupancies constructed to the provisions of the International Building Code;
- (12) movable cases, counters, and partitions not over five feet, nine inches (1,753 mm) in height;
- (13) swings and other playground equipment; and
- (14) electric substation facilities, including:
 - (a) foundations that support electrical equipment;
 - (b) foundations and enclosures affixed with an Interstate Industrialized Buildings Commission (IIBC) label that contain electrical equipment only; and
 - (c) fencing that encloses the substation facilities or any part thereof.

Unless otherwise exempted, plumbing, electrical, and mechanical permits are required for subitems (1) to (14).

B. Gas:

- (1) portable heating, cooking, or clothes drying appliances;
- (2) replacement of any minor part that does not alter approval of equipment or make the equipment unsafe; and
- (3) portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

C. Mechanical:

- (1) portable heating appliances;
- (2) portable ventilation appliances and equipment;
- (3) portable cooling units;
- (4) steam, hot, or chilled water piping within any heating or cooling equipment regulated by this code;
- (5) replacement of any part that does not alter approval of equipment or make the equipment unsafe;
- (6) portable evaporative coolers;
- (7) self-contained refrigeration systems containing ten pounds (4.5 kg) or less of refrigerant or that are actuated by motors of one horsepower (0.75 kW) or less; and
- (8) portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

D. Electrical: a municipality must not require an electrical permit if the work falls under the jurisdiction of the commissioner or if the work is exempt from inspection under Minnesota Statutes, section [326B.36, subdivision 7](#). This exemption does not exempt the work from other State Building Code requirements relating to electrical equipment.