

## BUILDING PERMIT REQUIREMENTS FOR MODULAR HOMES LA CRESCENT, MINNESOTA

The following information must be submitted to the Building Department before a building permit can be processed and approved:

1. Building Permit Application form.
2. Survey or Site Plan [two copies].
3. Building Plans-Of the house from the manufacture [one copy].
4. Building Plans-Site built garage, deck, porch, basement-foundation [two copies].
5. Miscellaneous as required.

A more detailed description of items 1-5 is listed below. After a preliminary review additional information may be required. Allow 7-10 working days for processing.

- 1. Building Permit Application:** Complete a Building Permit Application form, application forms are available in the Building Department.
- 2. Survey or Site Plan:** Provide an updated plan of the property showing the direction north, property lines, road right of ways, easements and project address or PIN number. Diagram the proposed building location, dimensions and proposed setbacks from property lines and all topographical features. A registered survey may be required.
- 3. Building Plans-Site built garage, deck, porch, and basement-foundation:**
  - A. Elevation Drawings [exterior views] of front, rear and sides of finished garage. Indicate the height from finished grade to the top of the sidewalls and peak.
  - B. Section drawing [side, cutaway drawing] showing the details of the footings, foundation, floor, wall and roof construction, [of both the garage and the foundation of the house].
  - C. List the type of waterproofing that will be used on the basement walls below grade.
  - D. Floor Plans of the basement showing the length and width, room dimensions and use [bedroom, bathroom etc.], finished and unfinished areas, window and door locations, window manufacture and product number, interior walls, stairs and plumbing/heating fixtures.
- 4. Miscellaneous: Grading and/or Filling Permits** may be required if significant parcel or topographical alterations are proposed.

**Zoning:** A zoning permit application is required if a variance, conditional use permit or special evaluation is required, contact a city planner for specific requirements.

**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.

## General Information

### Required Inspections\*

1. Footings [before concrete is placed].
2. Foundations [before backfill]
3. Plumbing 5# air test.
4. Framing.

5. Fireplace rough-in.
6. Insulation
7. Mechanical rough-in.
8. Plumbing Manometer.
9. Gas Piping [25# for 12 hours].
10. Final, after the electrical inspector has done a final and all work and inspections are complete.
  - \* Misc. as needed.

**Inspection Requests:** For all inspections call **507-895-4409** 24 hours in advance.

**Gas and Electric Utilities:** Contact your local supplier for specific requirements.

**Electrical:** Must be inspected and approved by a State Electrical Inspector. To request an inspection or to answer electrical questions call: Dave Holmand, to request an inspection or to answer electrical questions call: 507-346-7164, between 7am and 8:30 am, Monday through Friday.

**Excavations:** prior to excavating call Gopher State One, 48 hours in advance at 1-800-252-1166, to verify the location of underground utilities etc.

If you have any questions, please contact the **Building Department**, Monday through Friday, 8 a.m. to 5:00 p.m. at **507-895-4409**, or write to, **Shawn Wetterlin-Building Official, 315 Main Street, City of La Crescent, Minnesota, 55947.**