



# MNSPECT

HELPING YOU COMPLY WITH THE CODE

235 First Street West • Waconia, MN 55387-1302

## INSPECTION PERSONNEL:

- Scott Qualle, Designated Building Official
- Ty Turnquist, Operations Director, Senior Commercial Plans Examiner
- Dean Mau, Senior Fire Plans Examiner
- Nick Qualle, Senior Residential Plans Examiner/Field Inspector
- Dale Engelmann, Senior Plumbing Plans Examiner/Plumbing Inspector
- Derek Qualle, Rental/Field Inspector
- Thomas Krause, Field Inspector
- Tracy Montgomery, Office Manager
- Wendy Morrissey, Administrative Assistant
- Brandy Blauert, Operations Assistant

HAPPY ANNIVERSARY  
 Plato – 12 yrs. Minnetrista – 7 yrs.  
 Mound – 11 yrs. Douglas Twp. – 4 yrs.  
 Greenvale Twp. – 3 yr.

HAPPY NEW YEAR!

Stay connected with the  
**MNSPECT MINUTE**

January 2015

A NEW YEAR – A NEW CODE! The 2015 MN Residential Code is here!

The new 2015 MN Residential Code will begin to be enforced on **January 24, 2015**. This will include provisions for building code administration, radon, a new residential energy code, and new rules for the installation of fire suppression systems (sprinklers) in all new townhomes, twin homes, and large single family homes (over 4500 ft<sup>2</sup>). NOTE: Permit submittals prior to January 24, 2015 will be reviewed and inspected under the existing code.

This month, we will highlight several changes to MN Rules, Chapter 1300. This is the administrative part of the code.

2015 Code:	2007 Code:
Exempt from building permit: One story, detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does <u>not exceed 200 sq. feet</u> . (Note: this does not apply to garages)	....not exceed <b>120</b> sq feet
Exempt from requiring a building permit: Fences not over <b>seven</b> feet in height. (Intended to minimize confusion with 6' fences that measure a few inches over the limit due to posts, decorative features, raised from the ground, etc.)	...not over <b>six</b> feet in height
Section 1300.0225 Maintenance has been <b>added</b> - This section states: "All buildings and structures, both existing and new, and all parts of the buildings or structures, shall be maintained in conformance with the code editions under which the devices or safeguards are installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. The building official is authorized to require re-inspection of a building or structure if the building official is unable to determine whether or not the building or structure complies with this part." (The purpose of this section is to prevent property owners from removing code required materials/safeguards after the permit has been closed.)	n/a
Section 1300.0215 Plumbing – this section is <b>new</b> . It addresses the inspection, testing and permits for plumbing work. In addition, it states: "Unless the plumbing work poses an unsanitary or hazardous condition, the administrative authority is authorized to waive the permit, inspection, and testing requirements for the following plumbing work performed in one- and two-family dwellings: 1. The reconnection of an existing water supply line that does not involve the replacement or alteration of the existing water supply line; 2. Replacement of the internal working components of existing water closets, faucets, or valves; 3. Replacement of sink faucets when the work does not include alterations to the existing plumbing piping system, or 4. Replacement or resetting of water closets (toilets) when the work does not include alterations to the existing plumbing piping systems.	n/a

This list does **NOT** include all of the adopted changes to the administrative section of the code. It is recommended that all contractors (or homeowners that do a lot of remodeling/construction) obtain a copy of the new code. In an attempt to put a new code book in the hands of all contractors, we will have discounted 2015 MN Residential Code books for sale. Please contact us at 952-442-7520 if you would like more information on this.

## SPOTLIGHT



**TOM KRAUSE**

### Welcome Tom!

Tom is our first staff addition in 2015. He has 16 years of experience in commercial construction. Tom is looking forward to performing his inspection duties to ensure the protection of the public's welfare and the integrity of each structure: If he does his job right, nothing bad happens.

Tom enjoys woodworking, hunting and sports. His wife is a personal trainer who keeps him in shape! His likes to hang out with his nieces, nephew, two dogs and cat.

Be sure and tell him "hi" if you run into him at your jobsite!