



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

Controlling Stormwater Pollution

Stormwater runoff does not go to a wastewater treatment plant - It flows directly into our lakes and streams. There are many ways you can reduce "polluted" runoff.

- Keep trash, leaves, and grass clippings off streets and out of storm drains, streams, and lakes.
- Keep cars tuned up and repair leaks.
- Properly dispose of hazardous wastes.
- Never pour oil, pesticides, paint, anti-freeze, or other materials down the storm drain.
- Minimize the use of pesticides, fertilizers, and de-icing materials.
- Test your soil and use zero phosphate fertilizer if possible.
- Pick up and bury or flush pet wastes.
- Wash your car on the lawn or use a commercial car wash.

HAPPY ANNIVERSARY

City of Glencoe (24 years)
 City of Lester Prairie (18 years)
 Nick Qualle (10 years)
 Ty Turnquist (10 years)

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MNSPECT MINUTE

March 2015

And when you thought we had to be out of code updates...

We have touched on the administrative changes as well as the revised code requirements for inspecting for smoke and carbon monoxide detectors. This month, we will look at some revisions for actual construction work on a property.

- Section R903.5 Hail Exposure has been deleted in its entirety. The code no longer requires the removal of an existing roof covering before re-roofing. New roofing materials can only be placed over one layer of existing materials, and shingle manufacturing instructions may still require tear-off of existing roofing materials.
- Section R311 Means of Egress: Egress door requirements have been revised to allow the required exit door provide a minimum clear width of 32 inches (previously a 36" door) and the minimum clear height of the door opening shall not be less than 78 inches (previously 80 inches).
 - Section R312 Guards has been amended to Section R312 Guards and Window Fall Protection. The section now provides guidelines for opening limitations, window fall protection, and opening control devices. Of particular importance, if there is a window installed over 72" above grade (outside) and less than 36" above the floor (inside), a window opening control device must be installed that will prevent opening the window more than 4" unless the device is released. (Even if you are not doing any window work in your home, it would be time well spent to research window guards for your home – especially if you have little ones around!) Window replacement is exempt.
- Section R305 Ceiling Height has been amended. In existing building basements, the minimum ceiling height for altering basements into livable space is "not less than 6 feet 4 inches" – measured from the floor to the lowest projection from the ceiling (beams, girders, ducts, or other obstructions). This new height is intended to allow finishing of basements in older existing homes with low ceiling heights.
- Section R501.3 Fire Protection of Floors has been added. Floors over unfinished basements must be protected with ½" gypsum board. There are four exceptions to this including 1) floor assemblies located directly over a space protected by an automatic sprinkler system; 2) floor assemblies located directly over a crawl space not intended for storage or containing fuel-fired appliances; 3) portions of floor assemblies can be unprotected when complying with A) aggregate area of the unprotected portions shall not exceed 80 square feet per story and B) fire blocking in accordance with Section R302.11.1 shall be installed along the perimeter; 4) wood assemblies using specific lumber (2"x10" or equivalent fire performance).



It is important to remember: The building code provides the MINIMUM requirements for new construction, remodels, additions, repairs, etc. The building code is not saying that it is better to install roofing materials over one layer of existing materials – it is simply saying you can. You should always research the benefits of exceeding the code requirements.

If you have questions regarding this article or have a story idea, please call us at 952-442-7520.