



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
- Barry Riesch, Residential Plans Examiner
- Dave Huckey, Electric Inspector
- Tracy Montgomery, Office Manager
- Wendy Morrissey, Administrative Assistant
- Brandy Blauert, Operations Assistant

HAPPY ANNIVERSARY

Brandy Blauert – (12 yrs)

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May 2015

BACK TO THE CODE

In our February newsletter, we highlighted the adoption dates of the various codes. Since that time, the following codes now have official dates:

- Minnesota Building Code: June 2, 2015
- Minnesota Commercial Energy Code: June 2, 2015

One of the BIG changes to the MN Residential Building Code is Section 313 Automatic Fire Sprinklers. Automatic fire sprinklers are required in:

- Townhouses and two-family dwellings
- One- family dwellings with 4,500 or more square feet of floor area (includes all stories and basements, excluding garages).

2015 Residential Energy Code Change Summary:

There are numerous changes to the MN Residential Energy Code. We have transitioned from a MN derived Energy Code to adopting a National Model Code (The international Energy Conservation Code). This code has additional requirements that address items like:

- ✓ Lighting efficiency
- ✓ Insulating some hot water pipes
- ✓ Increasing the insulation requirements in walls (R-20), attics (R-49), basement walls (R-15), rim joist areas are now treated as walls and need to be insulated to R-20, and strongly guides the installation of insulation materials to the exterior walls.
- ✓ Requirement for a building certificate to be installed in the home describing all energy code items in the home.
- ✓ Increased emphasis on air sealing interior air to prevent moist, indoor air from entering the insulation/wall cavity.
- ✓ Building framing cavities may no longer be used as return ducts.
- ✓ Balanced ventilation systems will now be required.
- ✓ Heating and cooling systems may not be extensively oversized, and must be better matched to the home's calculated heat loss and gain.

There are numerous other revisions to the new codes and we would recommend all contractors read through the code, take continuing education courses that reflect the code changes, and check with your local building inspector if you have questions.

The codes can be viewed at: <http://www.dli.mn.gov/CCLD/codes15.asp>.

FREQUENTLY ASKED QUESTIONS

Do I need a permit for replacing my overhead garage door? Yes, according to a May 2009 interpretation from the Minnesota Department of Labor and Industry, a permit is required to replace an existing garage door (Minnesota Rule 1300.0120 Subp. 4). The interpretation further states that new and replacement garage doors must comply with the wind load requirements of the MN State Building Code. We often hear statements such as "My contractor has never had to get a permit for this before" or "No other municipality requires permits for garage door replacement." Perhaps the contractor had just never been "caught." Perhaps the contractor feels it is financially worth the risk of not getting the permit and thus paying the fee. Perhaps the contractor is not knowledgeable of the code. We have a tough time, though, believing that building officials throughout the state are not enforcing this required section of the code.

What happens if I don't get a final inspection on my project? Possibly nothing. However, it could void warranties, cause problems when you want to sell your house, or limit insurance claims. It is always a good idea to have a final inspection on your project.

Re-roof/Re-side season is here. Make sure you or your contractor are obtaining permits AND calling us at least one day before starting your project. 952-442-7520

If you have a story idea for our newsletter or would like more information regarding our featured news article, contact us: 952-442-7520 or info@mnspect.com.

State Surcharge Change

Effective July 1, 2015, the state surcharge on "fixed fee" building permits changes from \$5 for each fixed fee permit to \$1 for each fixed fee permit. This will apply to permits such as residential reroof, reside, window replacement, plumbing, and mechanical projects. It will also apply to electric permits. Please call us if you have any questions regarding this change. ☺