



# 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 Engelman, Senior Plumbing Plans Examiner/Plumbing Inspector
- Derek Qualle, Rental/Field Inspector
- Thomas Krause, Field Inspector
- Barry Riesch, Residential Plans Examiner
- Tracy Montgomery, Office Manager
- Wendy Morrissey, Administrative Assistant
- Brandy Blauert, Operations Assistant

More question and answers next month!

FEMA: "There is an often-repeated saying, 'earthquakes don't kill people, buildings do.' Although you can't control the seismic hazard in the community where you live or work, you can influence the most important factor in saving lives and reducing losses from an earthquake: the adoption and enforcement of up-to-date building codes."

If you have a story idea for our newsletter or would like to know if your project requires a permit, please call us at 952-442-7520 or e-mail us at [info@mnspect.com](mailto:info@mnspect.com).

Do you have a permit that has never had a final inspection?  
Call us at 952-442-7520!

## HAPPY ANNIVERSARY

Tracy Montgomery (7 yrs) City of Hamburg (26 yrs)  
Castle Rock Twp. (7 yrs) City of Spring Park (7 yrs)

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## MNSPECT MINUTE

June 2015

## Q&A WITH THE BUILDING INSPECTION DEPARTMENT

**Q:** Why do we have the building code?

**A:** In its simplest form – to keep property owners, guests, future owners, etc. safe. Unfortunately, because of people trying to save money and time, or for lack of knowledge, construction work is not always done "correctly." This can result in dangerous situations.

**Q:** What is the building code?

**A:** The building code is a set of rules that "establish minimum requirements to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations" (*MN State Building Code Chapter 1300*). Basically, the building code is based on a lot of research, and is intended to help prevent tragedies.

**Q:** What does "minimum" requirements mean?

**A:** Here are some examples: When you reroof your house, the building code requires you to install ice and water barrier from the roof edge up to at least 24" inside the interior wall. You can put on more for even better protection! The building code will dictate the minimum space between studs and trusses; you can install them closer giving the structure even more stability. When installing insulation, the code will tell you what the minimum R-value should be. Feel free to use insulation with a higher R-value.

**Q:** Does the building code regulate workmanship?

**A:** No, an inspector cannot make a contractor (or homeowner) correct bad workmanship. We can only enforce what is in the building code. If the paint leaves run marks or drywall "mud" is not sanded and smooth, you are on your own! Make sure you get recommendations prior to hiring a contractor, do not make final payment until you are satisfied, and make sure to have a signed contract.

**Q:** Why does it take so long to get my building permit?

**A:** Once the building permit submittal gets to our office, we try and get it back to you as soon as possible. Certain things may influence the time it takes to complete your plan review:

- Incomplete submission: If your submission is missing information, it will take longer. When putting together your plans, include enough information so that someone else using your plan could create the structure you had in mind.
- Busy season: Once the weather starts to turn nice, everyone wants to start their building project. That means we get a higher quantity of plans all at once. If you know you are going to do a project, get your plan in early.
- Type of project: The bigger the project, the longer plan review will take. It stands to reason that plans for a multi-million dollar commercial building will take longer than a new deck.
- Code requirements: The new code has a lot more requirements that take additional time for plan review. Analysis of wall bracing on a new home has added approximately 1-2 hours per plan!
- "Marking up the plan:" We don't simply look at a plan and say "yep, it looks good." The plans examiner checks header sizes, egress, point loads, insulation requirements, wall bracing, and so much more. We note any changes on your plan, add any additional requirements, and add remarks and stamps that will help you with your project. We also take the time to make sure the municipal copy has all of the same markings on it, so the City or Township has an accurate record of changes to your property.