



# MNSPECT

HELPING YOU COMPLY WITH THE CODE

235 First Street West • Waconia, MN 55387-1302

## “What things do I need to get a Building Permit for?”

Frequently, we get asked, “What things do I need to get a Building Permit for?” Now this would seem to be an easy question to answer, but the reality is not so simple. Building and construction activities in Minnesota are regulated by the MN State Building Code. MN Rules Chapter 1300.0120 tells us what the requirements for permits are. Subpart 1, **Permits** says:

*An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any gas, mechanical, electrical, plumbing system, or other equipment, the installation of which is regulated by the code; or cause any such work to be done, shall first make application to the building official and obtain the required permit.*

Your municipality may have zoning restrictions that are more stringent and would also require a permit, such as: fences, pools, sidewalks, and driveways. The Building Code Exceptions to this rule are spelled out in Subpart 4, **Work exempt from permit**:

**Exemptions from permit requirements of the code do not authorize work to be done in any manner in violation of the code or any other laws or zoning ordinances of this jurisdiction. Permits shall not be required for the following:**

### **A. Building Permits:**

1. *One-Story detached accessory structures, used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet;*
2. *fences not over six feet high;*
3. *oil derricks;*
4. *retaining walls that are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I,II, or III-A liquids;*
5. *water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1;*
6. *sidewalks and driveways that are not part of an accessible route;*
7. *decks and platforms not more than 30 inches above adjacent grade and not attached to a structure with frost footings and which is not part of an accessible route;*
8. *painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work;*
9. *temporary motion picture, television, and theater stage sets and scenery;*
10. *prefabricated swimming pools installed entirely above ground accessory to dwelling units constructed to the provisions of the International Residential Code or R3 occupancies constructed to the provisions of the International Building Code, which do not exceed both 5,000 gallons in capacity and a 24 inch depth;*
11. *window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support, when constructed under the International Residential Code or Group R3 and Group U occupancies constructed to the provisions of the International Building Code;*
12. *movable cases, counters, and partitions not over five feet, nine inches in height;*
13. *agricultural buildings as defined in Minnesota Statutes, section 16B.60, subdivision 5;*
14. *swings and other playground equipment.*

*Unless otherwise exempted, plumbing, electrical, and mechanical permits are required for sub items (1) to (14) on the previous page.*

**B. Fuel Gas Permits:**

1. *portable heating, cooking, or clothes drying appliances;*
2. *replacement of any minor part that does not alter approval of equipment or make the equipment unsafe; and*
3. *portable fuel cell appliances that are not connected to a fixed piping system and are interconnected to a power grid.*

**C. Mechanical Permits:**

1. *portable heating appliances;*
2. *portable ventilation appliances and equipment;*
3. *portable cooling units;*
4. *steam, hot, or chilled water piping within any heating or cooling equipment regulated by this code;*
5. *replacement of any part that does not alter approval of equipment or make the equipment unsafe;*
6. *portable evaporative coolers;*
7. *self contained refrigeration systems containing ten pounds (4.5 kg) or less of refrigerant or that are actuated by motors of one horsepower (0.75 kW) or less; and*
8. *portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.*

**D. Plumbing Permits:**

*The clearing of stoppages, provided the work does not involve or require the replacement, or rearrangement of valves, pipes, or fixtures.*

**E. Electrical Permits:**

*An electrical permit is not required if work is inspected by the State Board of Electricity or is exempt from inspection under Minnesota Statutes, section 326.244. Obtaining a permit from the Board of Electricity does not exempt the work from other Minnesota State Building Code requirements relating to electrical equipment, its location, or its performance.*

So, that's it. If you are doing any work and it is not listed in the above exemptions, then you need to get a permit. If you have any questions about the code or would like clarification of any of the above information, please call your local building inspections office.



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