



CITY OF FAIRMONT – 100 Downtown Plaza – Fairmont, MN 56031

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INFORMATION FOR PERMIT ISSUANCE

(Other than IRC residential)

A. Plans and specifications signed by the Minnesota registered design professional responsible for each field of practice in accordance with MN Statute 326.02-326.15 and associated Minnesota Rules 1800 and 1805.

(1) Structural:

- a) Design loads, floor, roofs, walls (dead and live)
- b) All fastenings
- c) Soils capacities
- d) Foundation requirements and bearing
- e) Rated assembly designs
- f) Wall sections detail
- g) Fire stop details
- h) Draft stop details
- i) Shear wall details
- j) Special Inspection specification

(2) Architectural (Code Analysis):

- a) Occupancy classification(s)
- b) Type of construction
- c) Occupancy loads
- d) Occupancy separations
- e) Occupancy separations
- f) Proper exiting
 - Corridor details and ratings
 - Door specs
 - Stair and ramp details
 - Travel distance
- g) Accessibility to buildings and functions
- h) Site plan
 - Location on property
 - Allowable area (record Covenant and Agreement Regarding Maintenance of Yards for an Oversized Building)
 - Parking
 - Signage
- i) Plumbing fixture counts

(3) Plumbing plans and specifications:

- a) A permit is required
- b) A master plumber must complete the work
- c) Cross connection control

Note: Plumbing plans shall also be sent to the State Health Department for approval.

(4) Mechanical Plans: (shall be by a Registered Engineer)

- a) A permit is required
- b) Material specs
- c) Appliance sizes and locations and operation if required.
- d) Fire dampers where required
- e) Heat loss calculations – Energy Code calculations

(5) Electrical: (apply to State for permit and inspection)

- a) Exit lighting and circuits
- b) Exit signs and circuits

(6) Miscellaneous

- a) Fire extinguishers
- b) Engineered sprinkler system
- c) Siamese hookup location
- d) Special inspector's schedule

(7) Zoning

- a) Use
- b) Setbacks per specific zone
- c) Parking and walkways
- d) Curbs and curb cuts
- e) Greenery
- f) Traffic flow
- g) Lighting and signs
- h) Fences or screening
- i) Exterior waste storage
- j) Drainage/storm water detention plan/wetland delineation
- k) Utility
 - Sewer discharge quantities and composition
 - Water usage requirements
 - Electrical usage requirements
 - Gas usage requirements

B. Construction Cost: General, Electrical, Mechanical

A permit can be issued for buildings other than one and two family dwellings, after the above plans have been reviewed and approved and the permit has been paid for. Plans shall be resubmitted for review (if changes are required) to be approved before permit issuance.

C. A permit may be granted before complete plan approval is given. This is considered a phased project or delayed submittal process. In order for this process to be implemented the city requires that a “design professional in charge” be named on the application and that the following minimum documents be submitted for review.

- (1) Complete footing and foundation plans.
- (2) Complete architectural plans.
- (3) Complete site plans with all zoning and utility issues resolved.
- (4) Complete special inspection matrix and special inspector credentials.
- (5) Complete submittal schedule for the remaining plans. Approvals are required before starting any of the effected work.

In a multi-building development, individual building footing and architectural plans can be submitted on a time schedule; however the overall site and utility plans must be approved prior to any permit issuance.

The following additional information, concerning an Existing Building, is required for additions and remodeling.

- a) Type of construction
- b) Occupancy classification
- c) Allowable area
- d) Occupancy loads
- e) Occupancy separations
- f) Floor area/load capacity
- g) Location on property
- h) Area separations
- i) Any effected exiting
- j) Any affected mechanical
- k) Asbestos inventory
- l) Asbestos Removal Plans (if applicable)

The City of Fairmont enforces the following building codes adopted as the 2015 MSBC in accordance with MN Statute section 326B.

- a) 1305 Adopts 2015 Minnesota Building Code (IBC)
- b) 1309 Adopts 2015 Minnesota Residential Code
- c) 1311 Adopts 2015 Minnesota Conservation Code for Existing Buildings.
- d) 1315 Adopts 2017 National Electrical Code
- e) 1322 & 1323 Adopts 2015 Minnesota Energy Code
- f) 1341 Adopts 2015 Minnesota Accessibility Code
- g) 1346 Adopts 2015 Minnesota Mechanical and Fuel Gas Code
- h) 4715 Adopts 2015 Minnesota State Plumbing Code
- i) 7511 Adopts 2015 Minnesota State Fire Code