REQUIRED INFORMATION FOR NEW RESIDENTIAL CONSTRUCTION

1. Site Plan - shall include
   a. Building address.
   b. Building dimensions.
   c. Building set back from property lines, easements and shore line.
   d. Location of private drive.
   e. Location of well (if applicable).
   f. Location of on-site sewage system (Special permit required).
   g. Location of existing or proposed accessory buildings.
   h. Location of any decks.
   i. Percent (%) of non-pervious surface.
   j. Utility and meter locations.

2. Construction Plans - 2 sets required to scale: 1/4"=1' minimum. Typical section sheets can be used to show most of the following items.
   a. Elevations for front, rear and side (include street number).
   b. Floor plan including basement and each floor above main level.
   c. Windows: manufacturer, identification number, NFRC rating, and clear open area for egress windows.
   d. Energy Compliance Certificate.
   e. Air leakage test (applies to new homes only)
   f. 75% of Lighting shall be high efficacy.
   g. Foundations: size, material, insulation and reinforcement. If wood foundation is proposed, submit name of manufacturer and all construction details.
   h. Footings: depth, size, reinforcement, drainage/discharge, and radon control methods.
   i. Roof construction: size and spacing of all framing members, size and type of sheathing, and detailed roofing and underlayment materials. Truss plans shall be sealed and signed by a Minnesota registered engineer.
   j. Wall construction: stud size and spacing; beam, column, and header sizes and lengths; exterior sheathing material; siding material; insulation and vapor barrier details; interior wall finish.
   k. Wall bracing location, size and type.
   l. Ceiling construction; framing, insulation, vapor barrier, and interior finishes.
   m. Smoke and Carbon Monoxide (CO) detector locations. (Interconnected, hard wired with battery backup)
   n. Stair detail: riser height, tread depth, clear width, vertical headroom, and handrail.
   o. Guardrails: locations and details.
   p. Fire protection between house and attached garage.
q. Fire places and stoves: fuel type, chimney, general construction details. Unlisted units are not accepted.
r. Type and method of Radon Mitigation system. (Passive or Active)

3. Miscellaneous Items

*a. Plumbing fixtures: types and locations.
*b. HVAC: appliance listings, types, and locations.
*c. Electrical service size and panel location.

*These items require a separate permit.

4. Contact information: Names and addresses of:
   _____ Contractor / License #__________
   _____ Plumber
   _____ Mechanical
   _____ Electrician

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
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 International Fire Code