



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

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## 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
- 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 International Fire Code