

House Requirements

PLAN REQUIREMENTS - HOUSE for Building Permit Application City of Breckenridge, MN

SITE PLAN:

1. Show lot with all buildings located in position, with all dimensions shown. (lot size, setbacks, building dimensions)
2. Show proposed foundation elevation in reference to curb elevation.
3. Show proposed drainage of yard.

FOUNDATION PLAN:

1. Show location, size, type and construction of all footings.
2. Show size, type and construction of foundation walls.
3. Show type, location and "R" value of foundation insulation.
4. Show size and location of foundation anchor bolts.

FLOOR PLAN:

1. Provide a separate, dimensioned floor plan for each level.
2. Provide a window schedule showing make, model and size of all windows. Verify egress/rescue compliance.
3. Indicate location of smoke alarms.

DETAILS:

1. Provide details showing structural support (posts and beams); wall framing; floor framing; roof/ceiling framing; stair framing with rise, run and headroom dimensions; handrails; guard rails; show size and type of all headers.
2. Indicate all structural bracing.
3. Provide a typical exterior wall section from footing through roof showing structural components; insulation type, thickness and "R" value; vapor retarder; exterior sheeting; roof sheeting; roof covering; and attic ventilation.
4. Provide a plumbing plan.
5. Indicate any required fire resistive construction.
6. If pre-engineered truss systems are to be used, provide a copy of the manufacturers certified layout.

Selected Code Data for Residential Construction

SETBACKS:

1. Normal front setback is 20 feet from lot line. In some cases the existing setback line established along a block is used. (A house that faces an avenue may be 11 feet from the avenue lot line provided that the 20 foot setback is maintained on the street side.)
2. Normal side setback is 5 feet to eaves.

FOOTING/FOUNDATION:

1. The bottom of footings must be 5 feet below finished ground line.
2. Foundation walls are required to be insulated, R-10 minimum.
3. Foam insulation is required to be protected, inside and out.

EGRESS/ESCAPE WINDOWS:

1. Every basement, and each bedroom must have one window which meets egress requirements. The window must provide a minimum net clear opening of 5.7 square feet. *This requirement must be met without removal of any portion of the window unit.* The bottom of the clear opening must not be more than 44 inches above the finished floor. The minimum height of the clear opening must be 24", the minimum width of the clear opening must be 20".
2. Egress windows below grade require a window well that provides a minimum of 3' x 3' clear space with a minimum horizontal projection and width of 36 inches. The area of the window well shall allow the window to be fully open.

SMOKE ALARMS: A smoke alarm is required in each bedroom, in the corridor or area giving access to each separate sleeping area, and on each separate floor level, including the basement. Vaulted areas may require an additional detector. All required smoke alarms are required to be hard wired with battery backup, and each alarm must be audible in every sleeping area.

GUARDRAILS: Guardrails are required at unenclosed openings and on stairs when the distance to the floor or grade below is more than 30". Required guardrails must be a minimum of 36" high, and any openings must not allow a 4" diameter sphere to pass through, except that the triangular area formed by the tread, riser and the bottom of a guardrail may be such that a sphere 6" in diameter cannot pass through.

STAIRS: Stairs must be a minimum of 36" wide, with a minimum run of 10", and a maximum rise of 7 3/4". A landing equal in width to the stairs and a minimum of 36" in length is required at the top and bottom of all stairs. A continuous handrail is required from the bottom riser to the top riser, mounted between 34" and 38" vertically above the nosing of the treads, with the ends terminating in a post, or returned to the wall. A flight of stairs shall not have a vertical rise larger than 12 feet between floor levels or landings.

ROOFING: Building Code requires underlayment consisting of two (2) layers of 15 lb. felt solid mopped together from the eave to a point two (2) feet inside the exterior wall line. Ice/Water material is an acceptable alternate.