

CITY OF ST. CHARLES
BUILDING PERMIT PROCESS

NEW GARAGE

1) **BUILDING PERMIT APPLICATION**

The Applicant must complete all of Section A of the Building Permit Application. The Applicant must also include:

- a) A site plan showing property boundaries and building(s) locations. Dimensions should show distance from building to all property lines.
- b) Two (2) complete sets of plans must be submitted which include rafter certifications and energy calculations. All buildings other than one and two family dwellings require architectural and/or structural engineering certifications.
- c) Building permit review and issuance normally takes **7-10 working days.**
- d) Applicant is required to pay the Building Permit Fee when the Permit is received prior to construction. The Building Permit Fee is based on valuation established from State of Minnesota data sheets.
- e) All contractors must be received licensed through the State of Minnesota and their license number must be included on all permit applications. If the structure is to be built by the owner, the owner must sign the attached form certifying that the owner is acting as his or her own agent.

2) **SETBACK REQUIREMENTS**

New garages must meet the following setback standards in order to receive approval of you Building Permit Application. If you garage does not meet these minimum standards you will need to meet with the City Administrator to discuss the possibility of requesting a variance from the St. Charles Planning & Zoning Commission.

<u>Garage</u>	<u>Attached Garage</u>	<u>Detached Garage</u>
a) Front Setback:	25 Feet	25 Feet
b) Rear Setback:	25 Feet	2.5 Feet
c) Side Setback:	10 Feet	2.5 Feet
d) Corner Setback:	25 Feet	25 Feet
e) Opening to Alley:	20 Feet	20 Feet
f) Maximum Height:	35 Feet	16 Feet

3) INSPECTIONS

The owner/builder is responsible for arranging of calling for all inspections. For a typical garage the following inspections would be required:

- a) Footing/Foundation (made before the concrete is poured)
- b) Framing
- c) Final

Call Construction Management Services at 282-8206 for all inspections.

4) GENERAL INFORMATION

- a) All structures except storage buildings under 120 square feet require a building permit. Storage buildings under 120 square feet must still comply with all applicable zoning regulations.
- b) Electrical permits must be arranged through the Minnesota State Electrical inspector at (651) 345-5880.
- c) The plumbing plans for all commercial/industrial projects must be approved by the Minnesota State Health Department. Inspections are made by the Health Department; however, they often defer these to the local building inspector. A state plumbing inspection number must be secured through the Health Department prior to scheduling an inspection, if done locally.
- d) Minnesota accessibility requirements and the energy code must be met on all structures. The accessibility requirements apply to all buildings except one and two family housing units and some multi-family structures. Compliance with the American's with Disabilities Act (ADA) is mandatory only on new construction or major remodeling. All others (i.e. existing buildings, historical registered structures) should consult with the ADA guidelines for further requirements. Under the present ADA guidelines for further requirements, churches are exempt.

5) QUESTIONS

Please contact the City Administrator at (507) 932-3020.

BUILDING PERMIT APPLICATION

City of St. Charles

507-932-3020

Date Received: _____ Received by: _____ Permit #: _____

-----**APPLICANT COMPLETE INFORMATION BELOW**-----

Project Address: _____ or PID #: _____

Legal Description: _____

Property Owner: _____ Phone: _____

Address: _____ City: _____ Zip: _____

General Contractor: _____ License #: _____ Phone: _____

Plumbing Contractor: _____ License #: _____ Phone: _____

Mechanical Contractor: _____ Phone: _____

Proposed Use [Check One]: Dwelling ___ Private Garage ___ Deck ___ Home Addition ___

Pole Building ___ Finish Basement ___ Three Season Porch ___ Business/Commercial ___

Fireplace ___ Reroof ___ Siding ___ Furnace ___ Water Heater ___ Other _____

Description of Project: _____

Dimensions: _____

Use and Occupancy: _____ Type of Construction: _____

Estimated Value: _____ Lot Size/Dimensions: _____

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. **REFUND POLICY:** Upon request of cancellation of building permits, refunds will be based on expenses for office time, inspections, and zoning fees that were completed prior to the cancellation notice. **ZONING:** Have there been any prior requests or zoning issues with this property? _____

Name [please print]: _____ Address: _____

City: _____ Zip: _____ Phone: _____

Signature: _____ Date: _____

-----**CITY USE ONLY**-----

PLANNING: Zoning District: _____ Minimum Setbacks Required: Front _____
Side _____ Rear _____ Road Right-of-Way _____ Other: _____

Approved by: _____ Date: _____

Subject to the following conditions: _____

BUILDING INSPECTOR: Approved by: _____ Date: _____

-----**FEEES**-----

Building Permit: _____ Plan Review: _____ St. Surcharge: _____

Plumbing Permit: _____ Plan Review: _____ St. Surcharge: _____

Mechanical Permit: _____ Plan Review: _____ St. Surcharge: _____

Sewer/Water Inspect. _____ Sanitary Distr. _____ Water mtr/copp: _____

Water Hookup: _____ Sewer Hookup: _____ Other: _____

TOTAL DUE: _____

Date Issued: _____ Issued By: _____ Receipt #: _____

BUILDING PERMIT APPLICANT: PROPERTY OWNER

I, _____, (print name) understand that the State of Minnesota requires that all residential building contractors, remodelers and roofers obtain a state license unless they qualify for a specific exemption from the licensing requirements. This license requirement applies to owners of residential real estate who build or improve such property for purposes of speculation or resale.

By signing this document, I attest to the fact that I am improving this house for my own use and am not building or improving this house for the purpose of reselling it. I hereby claim to be exempt from the state licensing requirements because I am not in the business of building or remodeling on speculation or for resale and that the house for which I am applying for this permit, located at _____, _____, is the first residential structure I have built or improved in the past 24 months. I also acknowledge that because I do not have a state license, I forfeit any mechanic's lien rights to which I may otherwise have been entitled under Minn. Stat. §514.01.

Furthermore, I acknowledge that I may be hiring independent contractors to perform certain aspects of the construction or improvement of this house and I understand that some of these contractors may be required to be licensed by the State of Minnesota. I understand that unlicensed residential contracting, remodeling, and/or roofing activity is a misdemeanor under Minn. Stat. §326B.082, subd.16 and can also result in a fine of up to \$10,000. I further state that I understand that the filing of a false statement with the City/Township of _____ may also result in criminal prosecution and/or civil penalties pursuant to applicable city/township ordinances and/or state statutes.

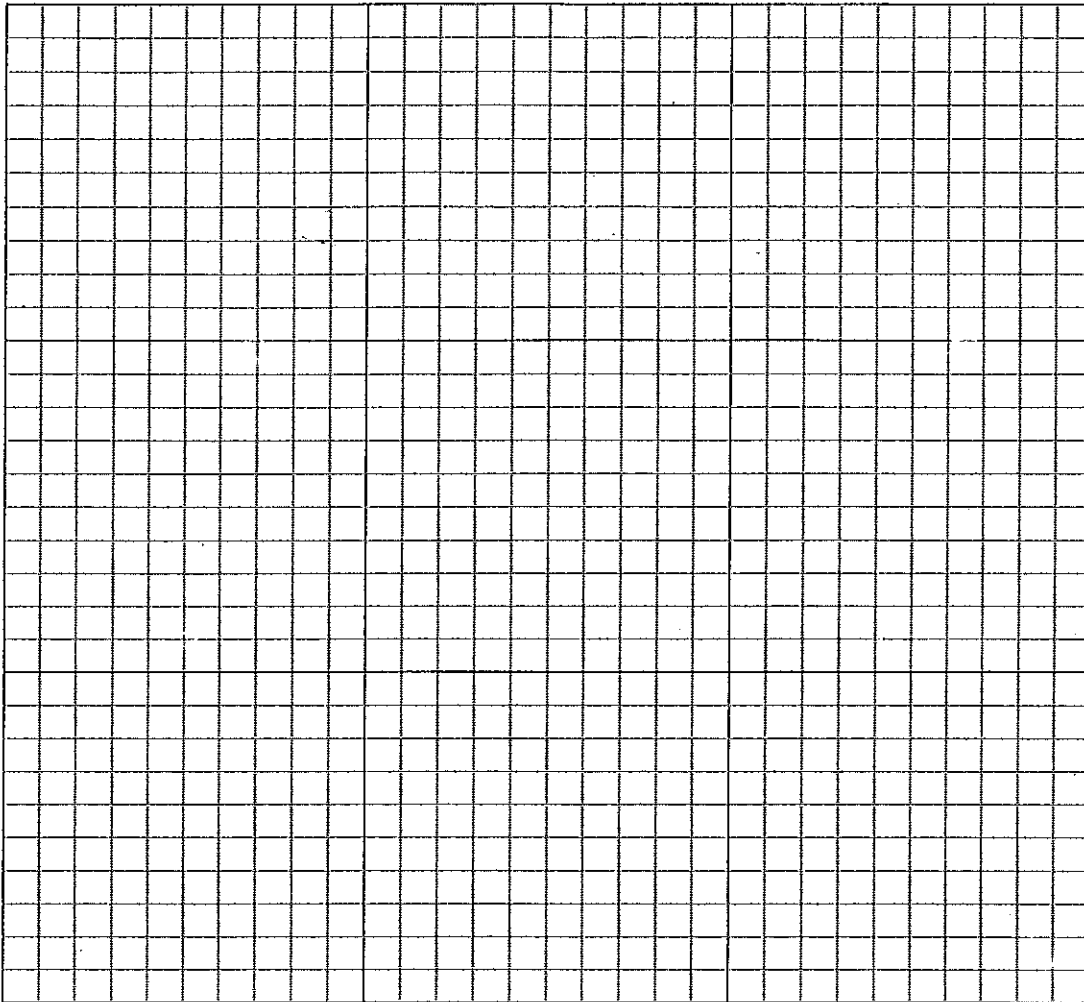
I have also been informed and acknowledge that by listing myself as the contractor for this project, I alone will be responsible to the City/Township of _____ for compliance with all applicable building codes and city/township ordinances in connection with the work being performed on this property.

Name (signature)

Date

For questions or information on contractor licensing, or to check the licensing status and enforcement history of a particular contractor, call the Minnesota Department of Labor and Industry, Construction Codes and Licensing Division, at (651) 284-5069. The Web site is: www.doli.state.mn.us/contractor

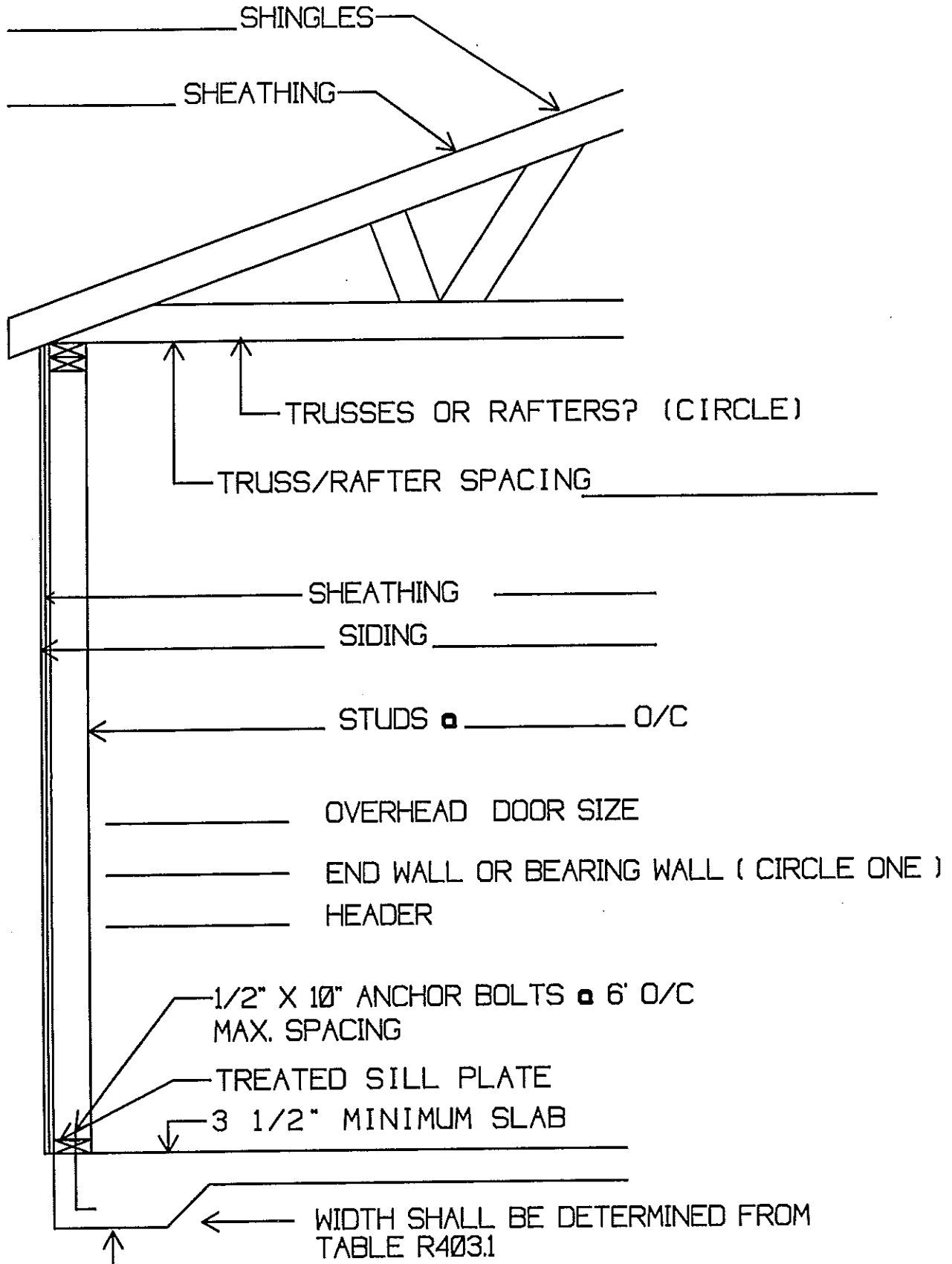
PLOT PLAN



Include the following on the Plot Plan:

- 1. Distance in feet from side lot lines.**
- 2. Distance in feet from rear lot line.**
- 3. Distance in feet from front lot line.**
- 4. Height in feet.**
- 5. Size of proposed structure.**
- 6. Distance from other structures.**

DETACHED GARAGE DETAIL



12 INCH MINIMUM

WIDTH SHALL BE DETERMINED FROM TABLE R403.1

TABLE R403.1

	LOAD BEARING VALUE OF SOIL (PFS)				
	1500	2000	2500	3000	4000
1-STORY	12"	12"	12"	12"	12"
2-STORY	15"	12"	12"	12"	12"

Building Permit Fees

Value	Fee
\$1 - \$500	\$25.00
\$501 - \$2,000	\$25.00 for the first \$500.00 plus \$1.75 for each additional hundred or fraction thereof, to and including \$2,000.00
\$2,001 - \$25,000	\$51.25 for the first \$2,000.00 plus \$4.30 for each additional thousand or fraction thereof, to and including \$25,000.00
\$25,001 - \$50,000	\$150.15 for the first \$25,000.00 plus \$3.65 for each additional thousand or fraction thereof, to and including \$50,000.00
\$50,001 - \$100,000	\$241.40 for the first \$50,000.00 plus \$2.45 for each additional thousand or fraction thereof, to and including \$100,000.00
\$100,001+	\$363.90 for the first \$100,000.00 plus \$1.75 for each additional thousand or fraction thereof.
Plan Check Fee:	75% of building permit fee.
State Surcharge:	Valuation multiplied by .0005
Water/Sewer Inspection Fee:	\$ 57.00
Plumbing Fee:	\$ 45.00
Mechanical Fee:	\$ 45.00

Miscellaneous Building Permit Fees:

Install New Fireplace/Woodstove	\$35.00	Install Gas Pipe Line	\$35.00
Replacement of Fireplace Gas Insert	\$25.00	Roof Top (HVAC)	\$95.00
Replace Furnace	\$45.00	Re-Roof	\$45.00
Install Air Conditioned	\$45.00	Re-Side	\$45.00
Install Water Heater	\$35.00	Pool/Spa/Hot Tub	\$45.00
Demolition	\$75.00	Reactivate permit	\$25.00

Administrative Fines/Fees

Statute/Ordinance	Description	Administrative Fine/Fee
	Building Code Violation (various)	\$50.00
	Failure to License animals	\$25.00
	Public Nuisance (various)	\$50.00
	Snowmobile Violations	\$50.00
	Garbage Refuse Scavaging	\$25.00
	Vehicle on Bike Path	\$25.00
	Various Offenses; animals	\$25.00
	Loud music/party (certain hours)	\$50.00
	Unauthorized service/meter tampering	\$50.00

2. Areas not covered herein may require a fee payment which shall be determined at the discretion of the City Administrator.