Updated 8-2011

Addition Information

CITY OF ROBBINSDALE
4100 Lakeview Ave North
Robbinsdale MN 55422
Phone; (763) 531-1268 Fax; (763) 531-1200
Website; www.robbinsdalemn.com
Email; permits@ci.robbinsdale.mn.us

Permit applications require the following:

1. Two copies of an as built survey and scale drawing showing:
   A. Lot size and all adjacent streets
   B. Exact location and dimensions of all existing and proposed building on the lot.
   C. Corner monuments (to the satisfaction of building inspector).
   D. Statement of elevations when elevations are not shown on survey.

2. Information showing compliance with all zoning and building regulations.

3. Two copies of construction plans.

4. Completed energy calculations or information showing compliance with the energy code.

5. Completed permit application and required fees.

Fees:

1. All permit fees are based on the Uniform Building Code Fee schedule. This schedule is on the back of the building permit application.

2. The State of Minnesota requires the City of Robbinsdale to collect a surcharge on all building permits. The surcharge is calculated by multiplying the valuation of the project by .0005. A minimum of $.50 will be charged.

3. A plan check fee is required if the valuation of the project exceeds $1000 and a plan is required. The plan check fee is 65% of the building permit fee.

$ 5.00 fee will be assessed for verification of contractors state license. A schedule to assist you in calculating fees is available on the back of the building permit.

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License:

All contractors must have a state license. Homeowners must fill out an owner/occupant form.

GENERAL INFORMATION

Building permits will not be granted for the erection of any building or structure upon land which is not platted and described as a lot or a tract of a registered land survey, except as provided in Section 16-04 of the City Code.

Building permits will not be granted on any lot that does not abut upon a public street.

Homeowners doing their own work are exempt from the license requirement. All others must be licensed. A state license is required for all residential work, with the exception of contractors who specialize in one thing (siding, roofing or masonry). These specialty contractors must obtain a city license.

FRAMING

1. Base Plates on concrete shall be treated wood or durable species such as redwood or cedar.

2. Studs supporting floors shall be spaced not more than 16" on center, 2 x 4 studs not more than 10 feet in length and supporting ceiling and roof studs must be spaced 24" on center. Where studs are spaced 24" on center, framing above must be centered over studs.

3. When joists are parallel to rafters, rafters must be nailed to adjacent ceiling joists to form a continuos tie between exterior walls. Where not parallel, rafters shall be tied to 2 x 4 minimum cross ties. Rafter ties shall be spaced no more than 4 feet on center.

4. Header spans for openings in outside bearing walls on one story frame building with center bearing walls (assuming a maximum joist span of 14 feet) are:

2 – 2 x 4's –	3 ft. maximum (on edge)	
2 – 2 x 6's –	6ft. (w/Douglas Fir),	5 ft. maximum (w/Hem-Fir)
2 – 2 x 8's –	8 ft. (w/ Douglas Fir),	7 ft. maximum (w/Hem-Fir)
2 – 2 x 10's –	10 ft. (w/ Douglas Fir),	9 ft. maximum (w/Hen-Fir)
2 – 2 x 12's –	12 ft. (w/Douglas Fir),	11 ft. maximum (w/Hen- Fir)

5. Garage door headers with openings 16 feet are:

No roof load	2 - 2 x 12's
Hip roof	2 – 2 x 14's
Full roof load	3 – 2 x 14's Must be 1 Douglas Fir or equivalent designed beam.

For 18 foot garage door openings and/or garages longer than 24 feet, a special design is required.

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SHEATHING

ALLOWABLE SPANS FOR PLYWOOD SUBFLOOR AND ROOF SHEATHING CONTINOUS OVER TWO OR MORE SPANS AND FACE GRAIN PERPENDICULAR TO SUPPORTS.

Panel Identification Index	Plywood Thickness (inches)	ROOF				Floor maximum span (in inches)
		Maximum Span (in inches)		Load in Pounds per Square Foot		
		Edges Blocked	Edges Unblocked	Total Load	Live Load	
1. 12/0	5/16	12		155	150	0
2. 16/0	5/16, 3/8	16		95	75	0
3. 20/0	5/16, 3/8	20		75	65	0
4. 24/0	3/8	24	16	65	50	0
5. 24/0	1/2	24	24	65	50	0
6. 30/12	5/8	30	26	70	50	12
7. 32/16	1/2, 5/8	32	28	55	40	16
8. 36/16	1/4	36	30	55	50	16
9. 42/20	5/8, 3/4, 7/8	42	32	40	35	20
10. 48/24	3/4, 7/8	48	36	40	35	24

Wall sheathing may consist of approved plywood, fiber board, gypsum or hardboard panels. 1" board may be used, it requires diagonal bracing at corners and at 25' intervals. (fiber board may not be used where studs are 24" on center).

LIGHT VENTILATION AND CELING HEIGHT

All habitable rooms shall have a window area equal to at least 8 % of floor area. At least one- half of the window must be openable. For the purpose of determining light and ventilation requirements any room may be considered as a portion of an adjoining room when one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one –tenth of the floor area of the interior room or 25 square feet, whichever is greater.

Required windows shall open directly onto a street, public alley, yard or court located on the same lot as the building.

Minimum ceiling height is 7'-0".

CRAWL SPACES

Minimum depth between bottom of joist and ground shall be 18". Ground must be covered with an approved vapor barrier. Crawl spaces shall be ventilated either to basement or outside. An access with a minimum size of 18" x 24" is required. This access if left unobstructed may also serve as vent for areas up to 250 square feet. No foam plastic insulation is allowed in any crawl space.

ATTIC VENTILATION

Provide at least one 50 inch roof vent and two 50 square inch soffit vents for each 250 square feet of floor area.

ROOFS

Valley flashing must be a minimum 28 gauge galvanized extending at least 8" from the center line each way and shall have a ¾"rib at flow line formed as part of the flashing. An underlay of not less than 30 pound felt shall be provided, extending 18" each way from the center line.

Flashing is required over all exterior exposed openings.

Composition shingles are not allowed on roofs with slopes less that 4/12 unless approved by the building official.

Two layers of type 15 felt applied in shingle fashion shall be solid mopped or troweled together with approved cementing material from the eave up to a point 24" inside the exterior wall line (36" for wood shingles or wood shakes).

SLEEPING ROOMS

Every sleeping room shall have at least one window meeting all the following requirements:

A. Sill height not more than 44" above the floor.
B. Not less than 5.7 square feet of openable area.
C. Not less than 24" opening height.
D. Not less than 20" opening wide.

FIRE PROTECTION

Garages must be separated from living areas with approved materials such as ½" thick gypsum board, or equivalent, applied to the garage side. A tight fitting solid wood door 1 3/8" in thickness shall be provided where a doorway penetrates the firewall. No such doorway shall open directly into a room used for sleeping purposes.

Garages built closer than 6' to an existing dwelling and/or dwelling additions built closer than 6' to an existing garage, shall have fire protection as required for attached garages.

Garages within 18" to 36" of a side lot line shall be fire protected with 5/8" Fire Code gypsum board and shall have no openings in the firewall.

INSULATION

Foam plastic insulation shall be covered with ½" gypsum board using mechanical devises unless covered with earth. Exposed foam plastic insulation is not allowed in any room, including crawl spaces and attics.

PANELING

Any paneling less than ¼" in thickness must be applied over gypsum wallboard.

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FIRE WARNING SYSTEM

When the valuation of the project exceeds $1000.00 or when one or more sleeping rooms are added or created in existing homes, the entire building must be provided with smoke detectors. Detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area leading to the sleeping rooms. Upper level detectors shall be placed at the center of the ceiling directly above the stairway. Detectors shall be placed on each level and in each bedroom. All detectors shall be located in accordance with approved manufacturer's instruction. Smoke detectors may be battery operated when installed in finished areas of existing buildings.

INSPECTIONS

Inspections required include, but are not limited to:

1. Footing – When footing is excavated and formed or slab is formed and sand cushion and reinforcement are in place.

2. Framing – When all framing is complete, all mechanical work is installed, but before insulating.

3. Insulation – When all wall insulation is in place and ceiling and wall vapor barriers are in place.

4. Fireplace – Masonry smoke chamber inspections are required before the placement of flues.

5. Gypsum Board – When all gypsum board is applied but before joints and fastners are taped and finished.

6. Final – When all work is complete and before occupancy.

PLUMBING, HEATING AND ELECTRICAL WORK REQUIRE SEPARATE PERMITS AND INSPECTIONS.

THIS DOCUMENT WAS WRITTEN AS A GUIDE TO THE MOST COMMON QUESTIONS AND PROBLEMS. IT WAS NOT INTENDED NOR SHALL IT BE CONSIDERED A COMPLETE SET OF REQUIREMENTS.

These requirements may change without notice.

INSPECTIONS (763) 531-1268

SPAN TABLES FOR NO. 2 GRADE WOOD MEMEBERS AND "I" JOISTS

FLOOR JOISTS — 40# LL + 10# DL L/360

	2 x 6			2 x 8			2 x 10			2 x 12		
	12" OC	16" OC	24" OC	12"OC	16" OC	24" OC	12" OC	16" OC	24" OC	12" OC	16" OC	24" OC
Douglas Fir- Larch	10-9	9-9	8-1	14-2	12-7	10-3	17-9	15-5	12-7	20-7	17-10	14-7
Hem - Fir	10-0	9-1	7-11	13-2	12-0	10-2	16-10	15-2	12-5	20-4	17-7	14-4
Ponderosa Pine	9-2	8-4	7-0	12-1	10-10	8-10	15-4	13-3	10-10	17-9	15-5	12-7
Southern Pine	10-9	9-9	8-6	14-2	12-10	11-0	18-0	16-1	13-5	21-9	19-0	15-4
S-P-F	10-3	9-4	8-1	13-6	12-3	10-3	17-3	15-5	12-7	20-7	17-10	14-7
Western Cedars	9-2	8-4	7-3	12-1	11-0	9-2	15-5	13-9	11-3	18-5	16-0	13-0
Western Woods	9-2	8-4	7-0	12-1	10-10	8-10	15-4	13-3	10-10	17-9	15-5	12-7
TJI®/15	Flange Width = 1 ½"						18-9	17-2	15-1	22-4	20-5	15-1
TJI®/25	Flange Width = 1 ¾"						19-7	17-11	15-9	23-4	21-4	18-4
LPI™/ 32	Flange Width = 2 ½"						19-0	18-6	15-11	23-9	22-0	18-10

RAFTERS: FLAT CIELING ROOMS; ATTACHED GARAGES — 40# LL + 7# DL L/180

	2 x 6			2 x 8			2 x 10			2 x 12		
	12" OC	16" OC	24" OC	12"OC	16" OC	24" OC	12" OC	16" OC	24" OC	12" OC	16" OC	24" OC
Douglas Fir- Larch	12-8	11-0	9-0	16-1	13-11	11-5	19-8	17-0	13-11	22-9	19-9	16-1
Hem - Fir	12-6	10-10	8-10	15-10	13-9	11-3	19-4	16-9	13-8	22-6	19-5	15-11
S-P-F	12-8	11-0	9-0	16-1	13-11	11-5	19-8	17-0	13-11	22-9	19-9	16-1
Western Woods	10-11	9-6	7-9	13-10	12-0	9-10	16-11	14-8	12-0	19-8	17-0	13-11

RAFTERS: VAULTED CEILINGS — 40# LL = 15# DL L/240

	2 x 6			2 x 8			2 x 10			2 x 12		
	12" OC	16" OC	24" OC	12"OC	16" OC	24" OC	12" OC	16" OC	24" OC	12" OC	16" OC	24" OC
Douglas Fir- Larch	11-9	10-2	8-4	14-10	12-11	10-6	18-2	15-9	12-10	21-1	18-3	14-11
Hem - Fir	11-5	10-0	8-2	14-8	12-8	10-4	17-11	15-6	12-8	20-9	18-0	14-8
S-P-F	11-9	10-2	8-4	14-10	12-11	10-6	18-2	15-9	12-10	21-1	18-3	14-11
Western Woods	10-1	8-9	7-2	12-10	11-1	9-1	15-8	13-7	11-1	18-2	15-9	12-10
TJI®/15	Low Slope: Roof Pitch 6:12 or less							17-4	15-1		20-11	17-1
TJI®/15	High Slope: Roof Pitch greater than 6:12							15-8	13-8		18-11	16-5
LPI™/ 32	Low Slope: Roof Pitch 6:12 or less						22-6	20-4	16-1	26-10	23-6	19-2
LPI™/ 32	High Slope: Roof Pitch greater than 6:12						22-0	19-7	16-0	26-1	22-8	17-7

RAFTERS: DETACHED GARAGES — 30# LL = 7# DL l/180

	2 x 6			2 x 8			2 x 10			2 x 12		
	12" OC	16" OC	24" OC	12"OC	16" OC	24" OC	12" OC	16" OC	24" OC	12" OC	16" OC	24" OC
Douglas Fir- Larch	14-4	12-5	10-1	18-2	15-8	12-10	22-2	19-2	15-8	25-8	22-3	18-2
Hem - Fir	13-10	12-3	10-0	17-10	15-6	12-8	21-10	18-11	15-5	25-4	21-11	17-11
S-P-F	14-4	12-5	10-1	18-2	15-8	12-10	22-2	19-2	15-8	25-8	22-3	18-2
Western Woods	12-4	10-8	8-9	15-8	13-6	11-1	19-1	16-6	13-6	22-2	19-2	15-8

CEILING JOISTS — 20# LL + 10# DL l/240

	2 x 4			2 x 6			2 x 8			2 x 10		
	12" OC	16" OC	24" OC	12"OC	16" OC	24" OC	12" OC	16" OC	24" OC	12" OC	16" OC	24" OC
Douglas Fir- Larch	9-10	8-9	7-2	14-10	12-10	10-6	18-9	16-3	13-3	22-11	19-10	16-3
Hem - Fir	9-2	8-4	7-1	14-5	12-8	10-4	18-6	16-0	13-1	22-7	19-7	16-0
S-P-F	9-5	8-7	7-2	14-9	12-10	10-6	18-9	16-3	13-3	22-11	19-10	16-3
Western Woods	8-5	7-7	6-2	12-9	11-1	?	16-2	14-0	11-5	?	17-1	14-0

O.C. = On Center

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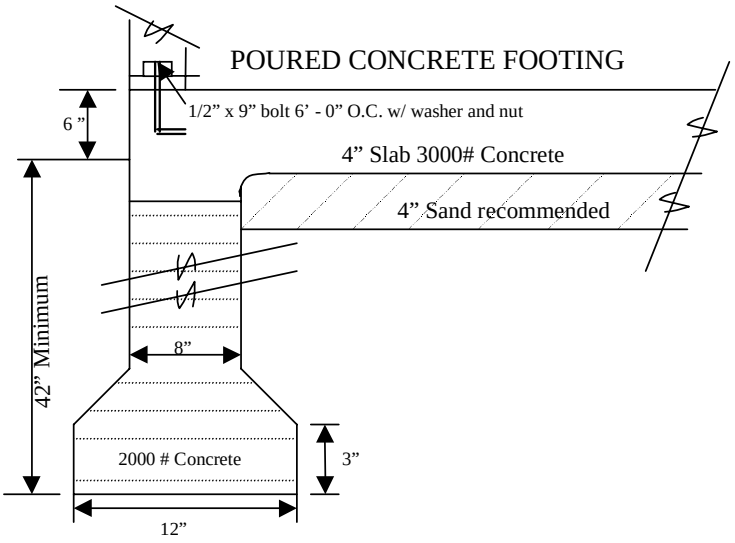
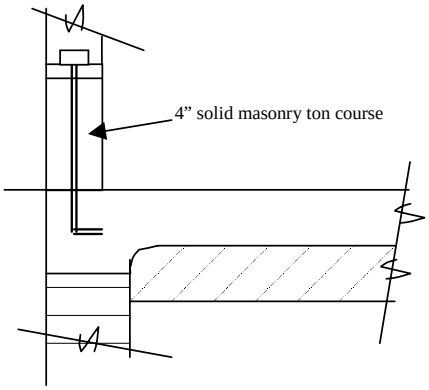
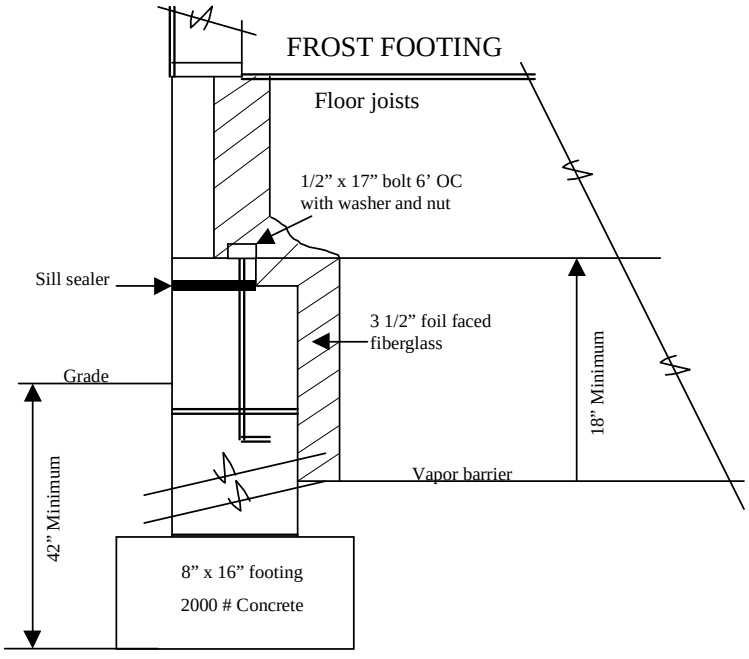
Footing and Concrete Slab Details



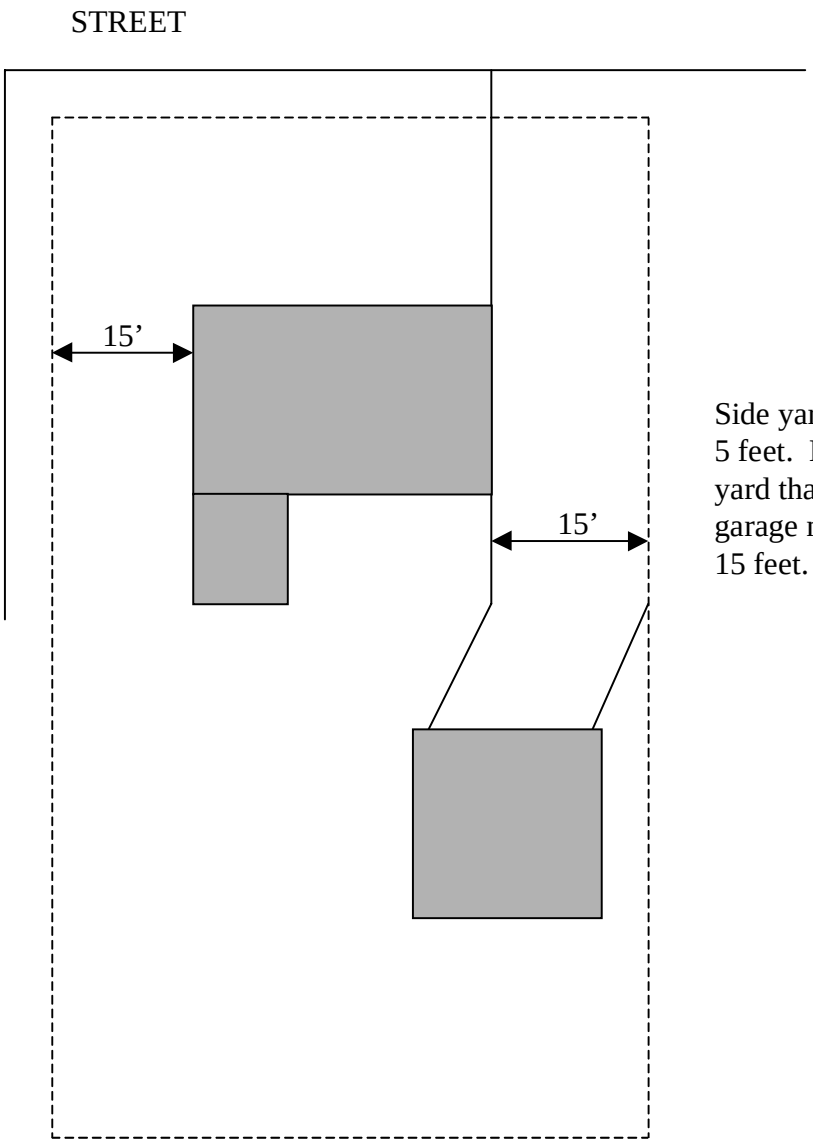




CONCRETE BLOCK FOOTING

1. Ventilate crawl space
2. Provide 18" x 24" access
3. No rigid foam plastic insulation allowed (unless protected with materials having an approved thermal barrier of 15 minutes).

DRAWING NOT TO SCALE



Side yards abutting a street shall not be less than 15 feet from the right of way except in the case of 40 foot lots, where the side yard may be reduced to 5 feet from the right of way.

Side yard width must be 5 feet. However, a side yard that contains a garage must be at least 15 feet.

Rear yard depth must be 20% of lot depth.

DRAWING NOT TO SCALE

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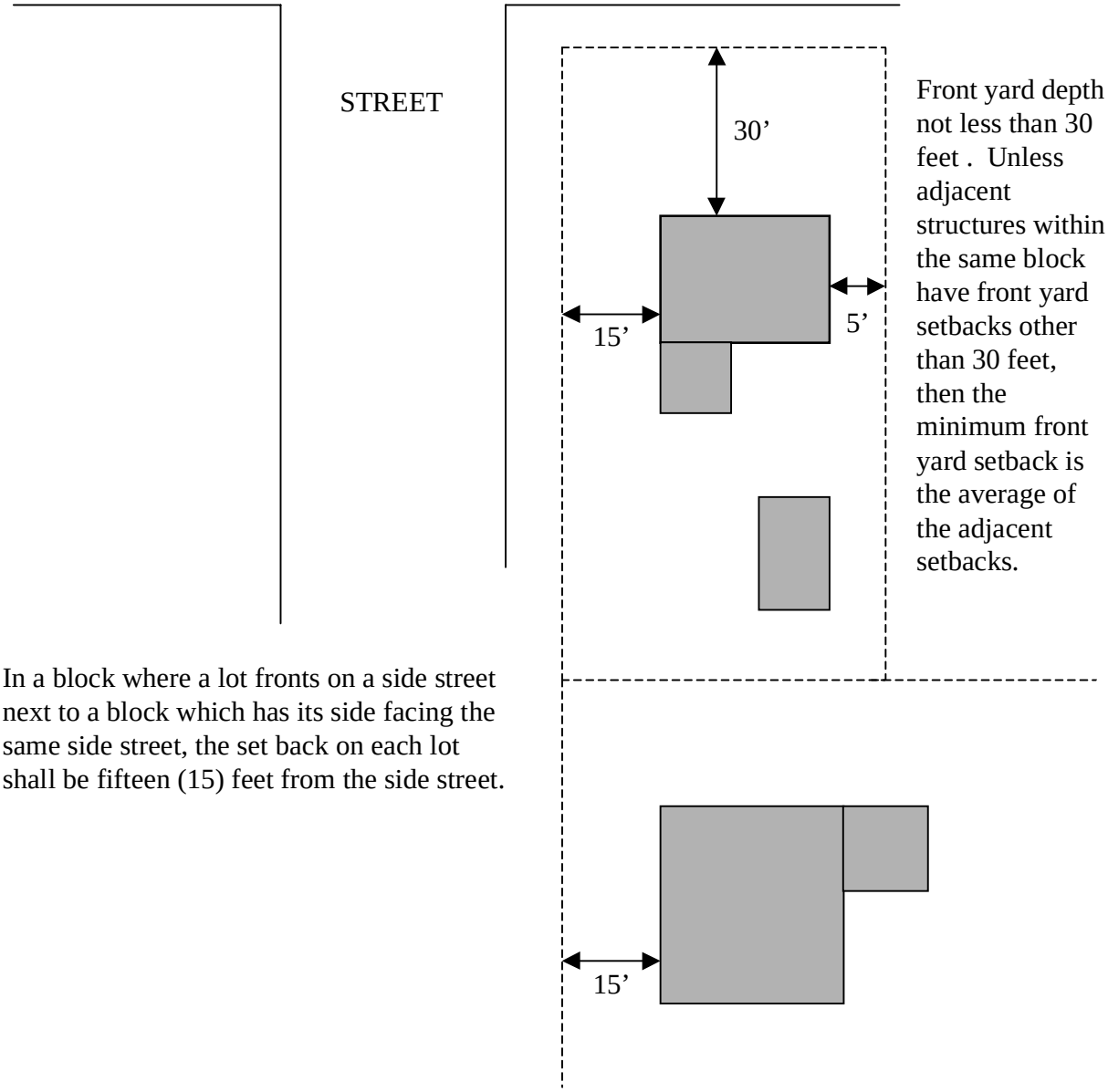

Front yard depth not less than 30 feet . Unless adjacent structures within the same block have front yard setbacks other than 30 feet, then the minimum front yard setback is the average of the adjacent setbacks.

In a block where a lot fronts on a side street next to a block which has its side facing the same side street, the set back on each lot shall be fifteen (15) feet from the side street.

DRAWING NOT TO SCALE