



# Building Code Division

2nd Floor, 208 NW 1st Ave, Faribault, MN 55021 [www.ci.faribault.mn.us](http://www.ci.faribault.mn.us)

Schedule Inspections

(507) 333-0387

## House Relocation

DON'T FORGET TO PICK UP OTHER APPLICABLE HAND-OUTS (GARAGE, DECK, ROOF, ETC.)!

Building permits must be obtained by an owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure (Minnesota Rules 1300.0120).

**Minnesota Residential Contractor License or Affidavit is Required for all Construction Activity!**

### PLEASE INCLUDE THE FOLLOWING WITH YOUR HOUSE RELOCATION PERMIT:

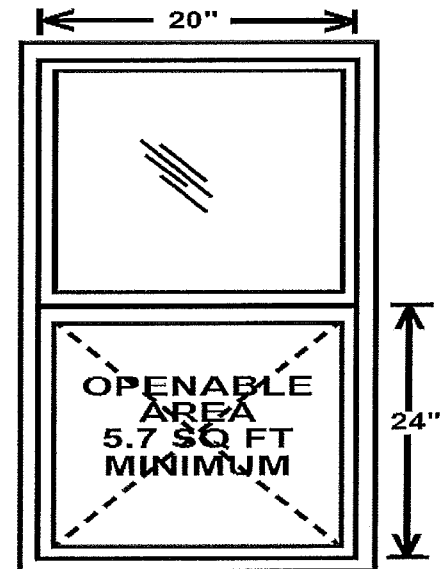
1. Completed **moving of structures permit application** and **building permit application form** (last two pages of this packet).
2. **Site plan** showing setbacks to property lines.
3. Complete **septic system design** and evaluation report if applicable.
4. Complete **foundation plan** (floor plan with cross section) showing:
  - A. Footing sizes and reinforcement
  - B. Foundation wall size and material  
The following shall be labeled on the plan:
    1. Water proofing
    2. Insulation (minimum R-15)
    3. Stairway design
    4. Egress window location(s)
      - a) Basements with habitable space
      - b) Every sleeping room
    5. Core filling
    6. Means by which house will be tied to foundation and location
    7. Sizes of treated sill plates
    8. Bearing post pad size and spacing
5. **Floor plans** of relocated house, including:
  - A. Room sizes.
  - B. Window and door locations and sizes.
  - C. Floor joist sizes and spans.
  - D. Size of beam supporting joists.
  - E. Post sizes and spacing of supporting beams.
  - F. Smoke detector locations.
  - G. Egress-sized windows and hardware in all sleeping rooms.

This handout corresponds to the **2015 International Residential Code (IRC)** as adopted in **Minnesota Rules (MR), Chapter 1309** and applies to the construction, alteration, moving, demolition, repair and use of any detached one- and two-family dwellings as well as townhouses not more than three stories high. Other applicable codes and ordinances of the City of Faribault also apply.

# House Relocation

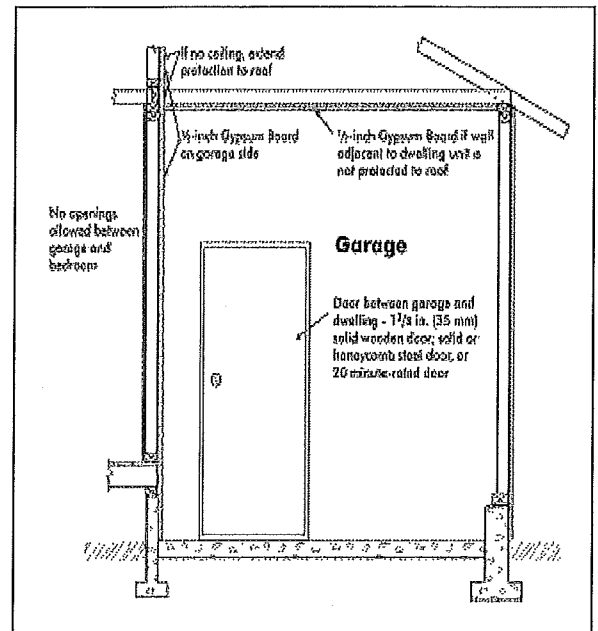
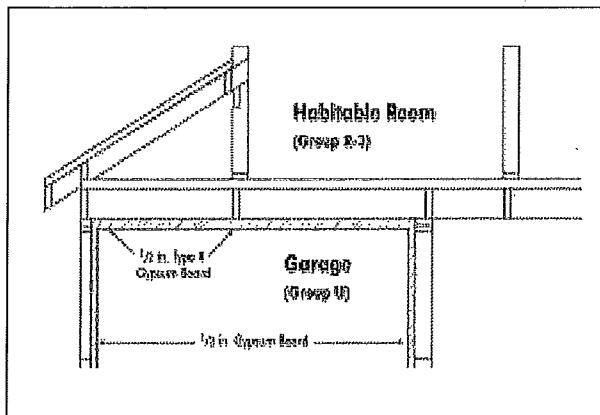
## THE RELOCATED HOUSE MUST MEET THE FOLLOWING CODE PROVISIONS:

1. All **new plumbing** will be required to be air tested as per the Minnesota Plumbing Code (MR 4715).
2. Outside **sill cocks** must be protected against backflow and back-siphonage (MR 4715.2000).
3. Every house shall have the following **plumbing installations** (IRC R306):
  - A. At least one (1) water closet (maximum 1.6 gallons per flush), lavatory, and a bathtub or shower.
  - B. A kitchen area with a sink.
  - C. A hot and cold potable water supply hooked up to applicable fixtures.
4. A shower or combination shower-bath must be equipped with an **anti-scald type shower control valve** (MR 4715.1380).
5. **Gas lines** will require an air test as required in the Minnesota State Code (MR 1346)
6. All **heating units** shall be inspected to meet minimum standards of applicable code(s).
7. All new and existing **electrical wire** must be inspected for code compliance (MR 1315).
8. Interconnected **smoke detectors** with battery backup are required (IRC R317):
  - A. In each sleeping room.
  - B. Outside of each sleeping area in the immediate vicinity of the bedrooms.
  - C. On each additional story.
9. **Emergency escape and rescue openings** required (IRC R310):
  - A. In basements with habitable space and every sleeping room.
  - B. Net clear open area must be at least 5.7 square feet when the sill is further than 44 inches from grade, otherwise the opening must be at least 5.0 square feet.
  - C. The clear opening height must be at least 24 inches, and the clear opening width at least 20 inches.
  - D. Window wells must have a minimum net clear area of 9 square feet with neither dimension being less than 36 inches.
  - E. Window wells deeper than 44 inches require a permanently affixed ladder. The rungs shall have an inside width of at least 12 inches, project at least 3 inches from the wall and be spaced not more than 18 inches vertically.
10. **Landings** are required on each side of each exterior door (IRC R312). They shall be no more than:
  - A. 1.5 inches lower than the top of the threshold.
  - B. 8 inches at exterior doorways, provided that the door, other than an exterior storm or screen door, does not swing over the landing.
11. **Guardrails** (36 inches high) and graspable **handrails** (34 to 38 inches high) must be installed where required (MR 1309.0315 and 1309.0316).
12. **Stairs** must have:
  - A. A riser height not exceeding 8 inches and a tread depth of at least 9 inches (MR 1309.0314).
  - B. Headroom of at least 6 feet, 8 inches (IRC R314.3).
  - C. Illumination (IRC R314.7 and R303.4).
  - D. A minimum of ½-inch gypsum board under-stair protection if there is enclosed accessible space (IRC R314.8).



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13. An **attached garage** is required to be separated from the house.
- A door in the common wall is required to be 20-minute fire rated or at least 1 3/8 inches thick if made of solid wood (IRC 309.1).
  - The house and its attic shall be separated by at least 1/2-inch gypsum board (IRC R309.2).



14. A 22-inch by 30-inch **attic access** is required in attics that are at least 30 inches in height (IRC R807.1).
15. **Enclosed attics** and **enclosed rafter spaces** are required to be vented as per IRC R806.
16. The following **roof members** must meet current span and loading requirements:
- All ceiling joists (IRC 802.4).
  - All rafters (IRC R802.5). They must also be able to support a minimum snow load of 35 psf (MR 1303 and 1309).
17. Any **damaged roof boards, eaves or shingles** need to be replaced or repaired.
18. If two (2) or more layers of any type of **roof covering** are on the existing roof, it will have to be replaced to meet current code requirements (IRC R907.3), i.e.:
- Ventilation (IRC R806).
  - Ice & water protection (IRC R905.2.7.1)
19. **Footings** must be sized according to the following (IRC R403):
- Soil type.
  - Number of stories supported.
  - Total loads and point loads from point load path of structure.
  - Frost depth.
20. If **foundation walls** are parallel to floor framing, solid blocking or diagonal bracing must be installed at the anchor bolt locations in the first two joist or truss spaces (MR 1309.0404).
21. All **fireplace flues** will require a smoke test and/or a new chimney liner before being allowed to be used (IRC R1001.1).
22. **Chimney connectors** must not pass through any floor or ceiling. They must be of approved materials and maintain required clearances where they pass through walls constructed of combustibles materials. (IMC 803.10.4)

# House Relocation

23. **Room size:**
  - A. Every dwelling unit must have one (1) room with at least 120 square feet of floor area (IRC R304).
  - B. All habitable rooms must be at least 70 square feet (IRC R304.2).
  - C. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, and basements must have a ceiling height of at least 7 feet (MR 1309.0305).
24. All habitable rooms must be supplied with natural **lighting** equaling at least 8 percent of its floor area and natural **ventilation** equaling at least 4 percent or an approved mechanical ventilation capable of providing 0.35 air change per hour (IRC R303).
25. **Address numbers** must be installed which are (IRC R319.1):
  - A. At least three inches in height.
  - B. Contrasting in color to their background.
  - C. Placed on the front of the building, visible from street.
26. **Flash** the following with sheet metal or other approved flashing (MR 1309.0703):
  - A. At top of all exterior window and door openings.
  - B. At the intersection of chimneys with frame walls.
  - C. Under and at the ends of masonry, wood or metal copings and sills.
  - D. Continuously above all projecting wood trim.
  - E. Where the porches, decks or stairs attach to wood-frame construction, e.g. the front stoop.
  - F. At wall and roof intersections.
  - G. Where exterior material meets in other than a vertical line.
27. **Foam plastic insulation** must comply with the following:
  - A. It must have a flame-spread rating of not more than 75 and a smoke-developed rating of not more than 450 (IRC R318.1.1).
  - B. It must be separated from interior habitable spaces of the building by minimum ½-inch gypsum board (IRC R318.1.2).



**BUILDING CODE DIVISION**

Third Floor, 208 1st Ave. NW, Faribault, MN 55021  
Phone (507) 333-0387 Fax (507) 384-0507  
[www.ci.faribault.mn.us](http://www.ci.faribault.mn.us)

Permit # \_\_\_\_\_  
By: \_\_\_\_\_

**MOVING OF STRUCTURES PERMIT APPLICATION**

1. Date: \_\_\_\_\_

2. Address (from): \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address (to): \_\_\_\_\_

*Note: Dwellings require conditional use permit*

3. Mover Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ State Movers License #: \_\_\_\_\_

*Note: Larger than 16x20 requires License*

*Applicant shall show proof of automobile liability insurance complying with M.S. §65B.48*

*(See reverse side for copy of M.S. §65 B.48)*

4. Proposed Date to Move: \_\_\_\_\_ Time: \_\_\_\_\_

5. Description of Structure: \_\_\_\_\_

Size: \_\_\_\_\_ Height: \_\_\_\_\_ Tree Trimming Required ..  Yes  No

Light Removal .....  Yes  No

6. Proposed route in Faribault (street names and direction of travel):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. SIGNATURE OF APPROVING AUTHORITIES**

a. Xcel Energy \_\_\_\_\_ Phone 1-507-334-2919 / Fax 507-334-2926

b. Qwest \_\_\_\_\_ Phone 1-612-861-8149/Fax 612-861-8173

c. Charter Communications \_\_\_\_\_ Phone 1-507-334-4362 / Fax 507-334-7066

d. Faribault Police Supervisor \_\_\_\_\_ Phone 1-507-334-0959/Fax 507-334-0990

e. City Engineer \_\_\_\_\_ Phone 1-507-333-0360

f. Building Official \_\_\_\_\_ Phone 1-507-333-0347

(Other signatures required first)

PERMIT FEE

SURCHARGE



BUILDING CODES DIVISION

Third Floor, 208 NW 1st Ave, Faribault, MN 55021
Phone (507) 333-0387 Fax (507) 384-0507

- 1. Date:
2. Building Address:
Is there a well or septic system on this property?
Was dwelling built prior to 1978?
Are you EPA Lead Certified?
3. Permit Applicant:
4. Owner's Name:
5. Contractor's Name:
6. Estimated Value of Construction (labor + material):
7. Description of Project including Sq Ft/Dimensions:

I hereby certify that I have completed and examined this application and certify that the information contained therein is correct. If a permit is issued, I agree all work will be done in conformance with all applicable ordinances and codes of the City of Faribault and laws of the State of Minnesota.

Printed Name:
Signature:

BUILDING PERMIT APPLICATION

For Office Use Only

Permit #

Permit Types

- Building
Septic System

Property Types

- Commercial (COMM)
Condominium (COND)
Duplex (DPLX)
Industrial (INDU)
Institutional (INST)
Modular (MODU)
Multi-Family (MULT)
Public Facilities (PUBL)
Residential (RESI)
Townhomes (TOWN)

Construction Types

- Accessory Building (ABLG)
Addition (ADDI)
Deck (DECK)
Garage Attached (GARA)
Garage Detached (GARD)
New Construction (NEWC)
Porch 3 Season (PORC)
Remodel (REMD)
Window Replacement (WIND)
Flood Damage (FLDD)
Alteration (ALT)
Airplane Hangar (APHG)
Cold Storage Building (CLDS)
Demolition (DEMO)
Egress Window (EGRS)
Foundation/Site work (FOUN)
Plan Review (PLRV)
Swimming Pool (POOL)
Septic Systems:
Install Alt. System (INSA)
Install Mound (INSM)
Install Trench (INST)

- Valuation \$
Occupancy Group
Bldg. Const. Type
Design Occupant Load
Plan #
Date
Bldg. Square Feet
Number of Stories
Number of Units
Surcharge
Permit
Plan Check Fees
WAC # of Units
SAC # of Units
Parkland
Water Meter
Escrow \$1,000
Grading Permit Required
Building Sprinkled...
ROW Permit Required

Applicable Edition of Code