



1765 Restoration Road  
Rochester MN 55902  
507-282-8206

## Additions on Crawl Space

The following items are conditions for permit issuance and strict compliance is mandatory.

1. Construction documents and a signed copy of the plan shall be kept at the site of the work, and open to inspection by the building inspector. MSBC1300.0130 subp 6
2. Provide signed rafter certifications including truss layout for trusses to be used displaying conformance with TPI 95 criteria for 35# live load design. Rafter certifications and truss layout shall be on jobsite at time of framing inspection. MSBC1309/R502.11.4
3. Installation of new gas lines shall be properly tested and witnessed by the building inspector to 25 psi minimum for 1/2 hr minimum. IFGC406.4.1-406.4.2
4. Ventilate the crawl space and attic areas at the rate of one (1) foot per 150 square feet. MSBC1309/R408.1-R408.2, R806.2
5. Windows/doors shall be installed and flashed in accordance with the manufacturer's written installation instructions. Manufacturer's written instructions shall be on jobsite at time of framing inspection. MSBC1309/ R609.1
6. Provide 7/16" minimum roof sheathing with 24/16 panel index. Use plywood clips on all non-supported joints. MSBC1309/R503.2.1.1(1)
7. Smoke alarms required in all areas leading to sleeping rooms and on all levels, and shall not be installed less than 3 feet from a door to a bathroom containing a bathtub or shower. MSBC1309/R314.3
8. Provide ice dam protection on all roof edges. Protection shall extend from the eave's edge to a point at least 24" inside the exterior wall line. MSBC1309/R905.2.7.1
9. When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings. Exception: Work on the exterior which does not require entry into the interior for inspection. MSBC1309/R314.2.2
10. Vault walls shall be balloon framed or have King posts installed in them. (see attached)
11. **Flashing:** Approved corrosion resistant flashing shall be applied shingle fashion in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structure framing components. The flashing shall extend to the surface of the exterior wall finish. MSBC1309/R703.4
12. Ducts, air handlers and filter boxes shall be sealed. MSBC1322/R403.2.2

13. Window Fall Protection: Window sills in a dwelling unit, where the lowest part of the opening of an operable window is located more than 72" above finished grade or surface below, the lowest part of the window opening shall be a minimum of 24" above the finish floor. MSBC 1309/R312.2.1
14. All foundation walls shall be inspected prior to backfill for specific code requirements. Foundation Drainage and Foundation Waterproofing MSBC1300.0210 subp 6
15. Provide exhaust fans in all bathrooms. MSBC1309/R303.3
16. Lots shall be graded to drain surface water away from foundation wall. The grade shall fall a minimum of six inches (6") within the first ten feet (10'). MSBC1309/R703.4
17. Floor assemblies constructed of I Joist or trusses shall be protected on the bottom side with one layer of 1/2 inch gypsum board, or 5/8 inch structural panel. MSBC1309/R302.13 (except over crawl spaces not intended for storage or containing heating appliances.)
18. Foundation Wall Waterproofing: The waterproofing shall extend from the top interior wall edge, across the top of the wall, and down the exterior wall face to the tip of the footing. MSBC1322/R402.2.2(1)
19. An approved water resistive barrier, free from holes and breaks, shall be applied over studs or sheathing of all exterior walls. MSBC1309/R703.2
20. An approved vapor/soil-gas retarder with joints lapped not less than 12" shall be placed between the concrete floor and the base course/gas permeable layer. The sheeting material shall cover the entire floor area and fit tightly around all penetrations. MSBC1303.2402 subp 2
21. Radon Control: Installation of a passive sub-slab depressurization system, radon control system, to resist radon entry and prepare the building for post construction active radon mitigation is required. MSBC1303.2402
22. Provide rigid wind wash barrier/insulation dam at top plate between rafters per Minnesota Energy Code. MSBC1322/R402.2.3
23. All rim joist areas shall have a sealed air barrier. MSBC1322/Table R402.4.1.1
24. Interior air barrier: The building thermal envelope shall be continuously sealed. Areas of potential air leakage in the thermal envelope shall be caulked, gasketed, weather-stripped or otherwise sealed. This includes all plumbing, mechanical and electrical penetrations. MSBC1322/R402.4.1.1
25. All electrical, plumbing, mechanical, and other penetrations in the interior air barrier shall be sealed. MSBC1322/R402.4.1.1 Table 1322/R402.4.1.1
26. All recessed lighting shall have enclosures that are sealed or gasketed to prevent air leakage to the ceiling cavity or unconditioned space. MSBC1322/R402.4.4
27. All recessed lighting shall have enclosures that are sealed or gasketed to prevent air leakage to the ceiling cavity or unconditioned space. MSBC1322/R402.4.4
28. Footings to be a minimum of 42" deep for frost. MSBC1303.1600

29. Provide 1/2" x 10" anchor bolts at 6' o/c maximum spacing with one bolt within 12" of the end of each piece of sill plate. MSBC1309/R403.1.6
30. Roof assemblies subject to wind uplift pressures that exceed 200 lbs. shall have rafter or truss ties provided at bearing locations. This includes the overhang. MSBC1309/R802.11.1
31. Smoke alarms required in all areas leading to sleeping rooms and in each sleeping room. Smoke alarms to be interconnected with building wiring and shall be equipped with a battery backup. MSBC1309/R314.43, R314.4, R314.6
32. Carbon monoxide alarms shall be required in all single family homes and multi-family apartment units. General location requirements: within ten (10) feet of each sleeping room. MN Stat.299F.50 MSBC1309/R315  
  
Where a fuel burning appliance is located within a bedroom or it's attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
33. Building shall meet 115 mph wind load. MSBC1309 Table R301.2(1)
34. Roof shall meet 35# live load. MSBC1303.1700
35. Any glazing closer than 24" to either edge of a door shall be safety glazed. MSBC1309/R308.4
36. All fuel lines shall be of an approved material, properly sized for appliances that are to be served and installed according to the International Mechanical Code or manufacturer's installation specifications. IFGC403/MSBC1346.5403
37. All mechanical equipment shall be installed per manufacturer's listed specifications. Installation manual must be on site for inspection. MSBC1346/304.1
38. All sleeping rooms and basements shall have one window meeting egress standards, or an exterior door.
  - 20" minimum opening in width
  - 24" minimum opening in vertical dimension
  - 5.7 square foot of opening minimum
  - 44" maximum sill height MSBC1309/R310-R310.2.2
39. All footings to bear on undisturbed non-organic soil. MSBC1309/R403.1
40. All glass in doors, atrium doors and sidelights to be Category II safety glass. MSBC1309/R308.4.1
41. Install proper wind bracing. Bracing shall be designed for 115 mph wind load. MSBC1309/R301.2.1
42. Attic ventilation: The total net free ventilation area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated no more than 3 feet below the ridge or highest point, with the balance of required ventilation provided within the bottom third of the attic space. (i.e. eaves) MSBC1309/R806.2

43. Where walls of masonry of hollow units or masonry bonded hollow walls are decreased in thickness, a course of solid masonry shall be constructed between the wall below and the thinner wall above, or special units or construction shall be used to transmit the loads from face shells or wythes above to those below. MSBC1309/R606.4.3
44. Concrete block foundations to be rodded and core filled. Minimum standards to be grade 60 steel. Full depth basements or unequal backfilling will require greater reinforcement schedules. MSBC1309/R404
45. Post the attached Inspection Record Card on the jobsite.  
MSBC1300.0210 subp 3
46.
  - a. The term “complete” shall include all work proposed in the approved permit. All building permits issued shall complete construction of the project within one hundred and eighty (180) days after the permit is issued, without additional approval. If at the time of application, the project is anticipated to not be completed within one hundred eighty (180) days, the applicant shall provide the project’s anticipated timeline. CMS may adjust for reasonableness and approve project timelines as part of the permit review process up to five hundred and forty (540) days. Projects anticipated to exceed five hundred and forty (540) days shall seek approval from the jurisdiction’s applicable governing body.
  - b. A permit holder may request extensions in increments of one hundred and eighty (180) days. CMS may approve up to two extensions if CMS judges steady and continuous progress is being made. Permit holders requesting more than two extensions shall make an application for a new permit. The new permit application shall state the reason and demonstrate that circumstances were beyond the control of the permit holder.
47. This structure must comply with all portions of the Minnesota State Building Code whether noted on this plan or omitted. Failure to note any detail(s) on the plan does not remove the builder from the responsibility of complying with the Building Code. Plan review was done in accordance with the current Minnesota Building Code. Plan review does not waive any additional code compliance issues found on site. MSBC1300
48. Foam plastic insulation is required to be covered with ½” gypsum or other approved material. R316.4  
EXCEPTION: Foam plastic shall be permitted to be spray-applied to a sill plate and header (rim joist) without thermal barrier subject to all of the following: 1) The maximum thickness of the foam plastic shall not exceed 3-1/4” (83mm). 2) The foam plastic shall have a flame spread index of 25 or less and an accompanying smoke developed index of 450 or less when tested in accompanying smoke developed index of 450 or less when tested in accordance with ASTM E84. MSBC1309/R316.4, R316.5.11