

# **HOME ADDITIONS**

***Permit may take up to a minimum of 10 working days to process***

## **Permit requirements**

Building permits are required for construction of all home additions. A site plan shall show the distances to property lines, other buildings on the same property, septic systems, wetlands, rivers, lakes, streams, and any easement on the property. All additions must meet land use requirements of the Zoning Ordinance. If the property is located in the Shoreland district (i.e. within 1000 feet of a lake, 700 feet of the Rum River, or 300 feet of a creek or stream) a certificate of compliance will be required on the existing septic system. If the existing system is found to be in non-compliance, you will be required to make repairs or replace the system to bring it back into compliance (Isanti County Zoning Ordinance, Section 22, Subdivision 5).

## **Permit Fees:**

The building permit fee is based on the projects construction valuation and is designed to cover the cost of the plan review and the field inspections during construction. The plan review is done to spot potential problems that may arise. The inspector may make notes on the plans for your use. Project inspections will be done during construction to ensure code compliance. Approximate permit costs may be obtained by calling the Isanti County Zoning Office at 763-689-5165.

## **Required Information:**

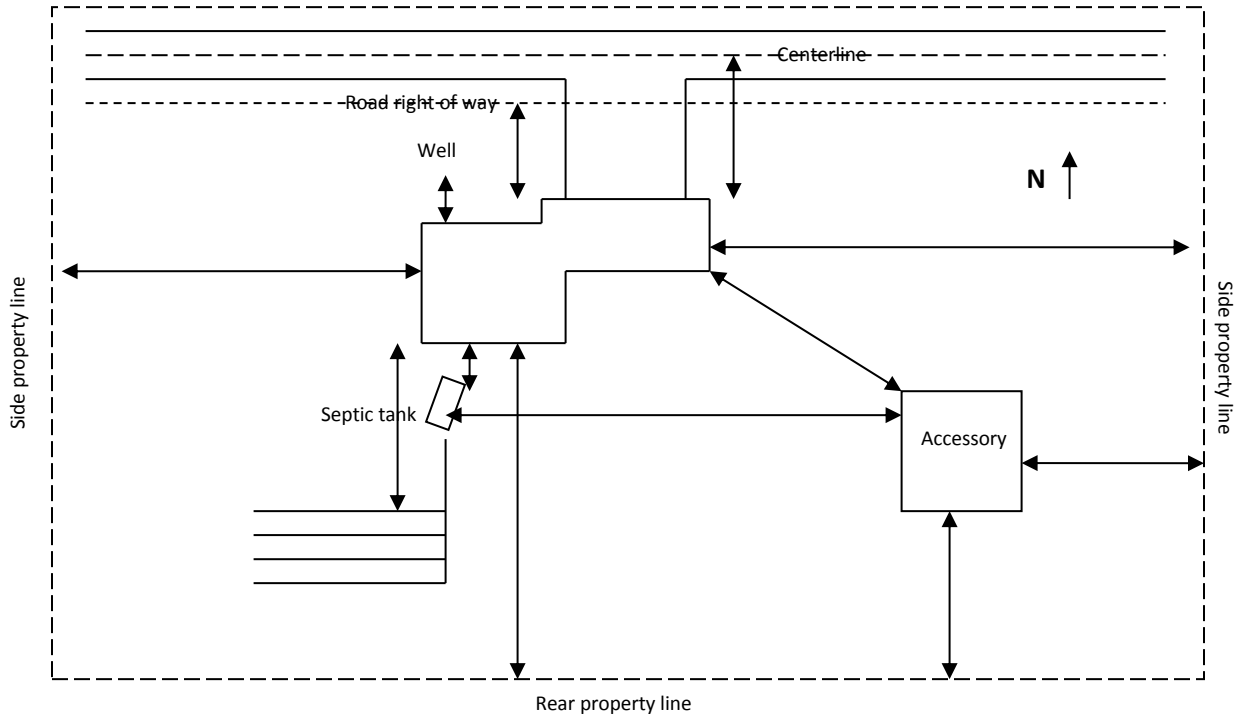
Information necessary for the Inspection Department to do a proper job of plan review and to help the project move forward are as follows;

1. Completed permit application showing total square footage and estimate value of work
2. Survey or site plan
3. Floor plan to include all levels
4. Wall section showing components from footings up to the roof
5. Elevations
6. The more information provided on the plans the more likely your project will be successful

## Certificate of survey or site plan:

Submit a copy of the certificate of survey if one was conducted or site plan indicating the lot dimensions, the location of existing structures, and the location and size of the proposed structure, Indicate the setbacks from property lines to the existing and proposed structures, septic system, well, and any private road easements on the property.

### **SAMPLE SITE PLAN "FOR ILLUSTRATIVE PURPOSES ONLY"**



## Minimum plan details required:

The following text and sample drawings show the minimum detail expected so the permit process can proceed smoothly. Plans do not need to be professionally drawn but should include all of the information requested. The application for permit can be filled out at the time you drop off your plans and other required information.

## Floor Plan Design:

All drawings to be drawn to scale if possible and the scale shown on the plans. Floor plans should include the following:

1. Proposed dimensions of the addition including all rooms and locations
2. Location and size of all window and door openings to include header sizes
3. Size, type spacing and direction of all floor and roof trusses
4. Size, type, spacing and location of all support columns.

## **Cross section showing design characteristics:**

Addition cut away section to show:

1. Height of structure to grade
2. Size and depth of footings/foundation
3. Support columns and beam sizes
4. Floor joist sizes and spacing
5. Flooring material
6. Ceiling Height
7. Wall construction components and sizes
8. Size and type of roof rafters or trusses to include roof pitch
9. Type of roof covering and sheeting
10. See last page for example Wall Section

## **Required Inspections:**

- 1 Footings; After excavation and placement of forms or installation of reinforcement, but prior to placement of concrete
- 2 Foundation and foundation insulation before backfill
- 3 Below grade plumbing and Radon removal system RI
- 4 Above grade plumbing RI
- 5 Mechanical RI
- 6 Framing to include verification of electrical RI by State Electric Inspector
- 7 Insulation
- 8 Finals

## Wall Section- building components from footings to the roof

Roof sheathing to be grade stamped & installed label down.

