



Department of Building Safety

101 4th St E, Hastings, MN 55033

Phone: 651-480-2342

Email: Building@Hastingsmn.gov
www.hastingsmn.gov

All-Inclusive Addition

This handout is a compilation of some of the standard requirements based on the State Building Code and City Ordinance for projects of this type. This information packet does not contain all the specific codes for construction and should only be used as a guide. The permittee is responsible to meet all code requirements applicable to each project.

Note: If the home is a Heritage Preservation Site prior approval from city planner and/or HPC is required before issuance of permit.

Submittals:

- ☐ Permit application- All-Inclusive Interior Finish/Addition
- ☐ Site survey/site plan-scaled drawing accurately showing the location of the proposed addition with distances from property lines, utility easements, power lines and other structures.
- ☐ Construction plan(s):
 - ☐ Foundation
 - ☐ Floor plan
 - ☐ Wall bracing plan
 - ☐ Header plan
 - ☐ Wall Section Worksheet (see attached)
 - ☐ Elevation plan (lookout or walkout (if applicable)
 - ☐ Ledger attachment (if applicable)
- ☐ Truss layout and details
- ☐ Heating details (how you plan to heat the addition)
- ☐ Electrical permit application (if applicable)
- ☐ Owner-contractor waiver if homeowner is completing the work themselves.

Required Inspections (as applicable):

- ☐ Footing (prior to placement of concrete)
- ☐ Foundation
- ☐ Plumbing underground
- ☐ Plumbing and mechanical rough-in, prior to concealing
- ☐ Electrical rough-in
- ☐ Sheathing (prior to weather resistive barrier installation)
- ☐ Framing (after all rough-in inspections have been approved)
- ☐ Insulation/vapor barrier
- ☐ Weather Resistive Barrier & Roof Underlayment (photos acceptable)
- ☐ Flood test (24 hr.) for tile shower base
- ☐ Plumbing and mechanical finals
- ☐ Electrical final
- ☐ Building final

General Requirements for Additions:

- Additions must meet the planning and zoning code and setback requirements. Zoning questions should be directed to the Planning Department: (651) 480-2381
- All work must be inspected prior to concealing.
- Additions must comply with the current Minnesota energy code including foundation insulation.
- Sleeping rooms must be at least 70 square feet in area, not less than 7 feet in any horizontal dimension.
- Minimum ceiling height is 7' (R305)
- Sleeping rooms must have egress window (See Window handout)
- Smoke and carbon monoxide alarms will be verified throughout the home at final inspection. (See Smoke and Carbon alarm handout) (R314)

Residential Energy Code

- **R402.1.1.4 Interior foundation insulation requirements.**
 - If a frame wall is installed, it shall not be in direct contact with the foundation wall.
- **R402.2.8 Basement walls.**
 - Walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet (3048 mm) below grade or to the top of the footing, whichever is less.
 - R-15 insulation for concrete and masonry foundations shall be installed according to R402.1.1.1 to R402.1.1.8 and a minimum of a R-10 shall be installed on the exterior of the wall. Interior insulation, other than closed cell spray foam, shall not exceed R-11. Foundations shall be waterproofed in accordance with the applicable provisions of the *International Residential Code* (IRC).
- **R402.1.1.7 Fiberglass batt interior insulation.**
 - Fiberglass batt insulation for foundation walls shall comply with the following:
 - The above-grade exposed foundation wall height shall not exceed 1.5 feet (457 mm).
 - Fiberglass insulation shall not exceed R-11

Fire-Resistant Construction

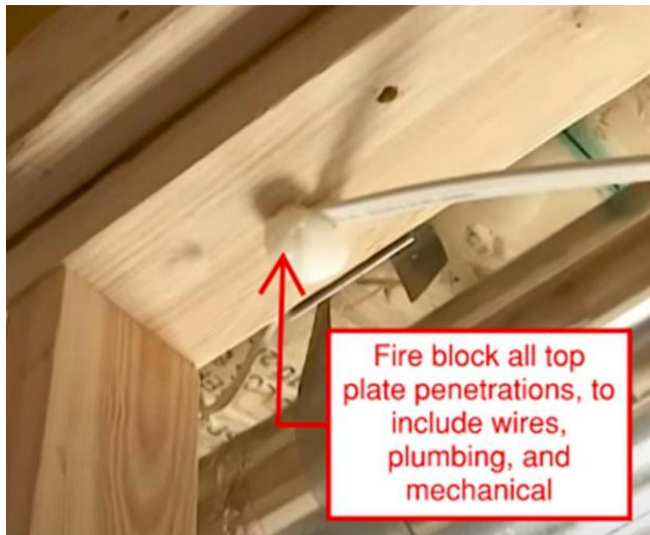
- Existing common walls/fire walls that are disturbed during construction require inspection before covering.
- **R302.7 Under-stair protection.**
 - Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.
- **R302.11 Fireblocking.**

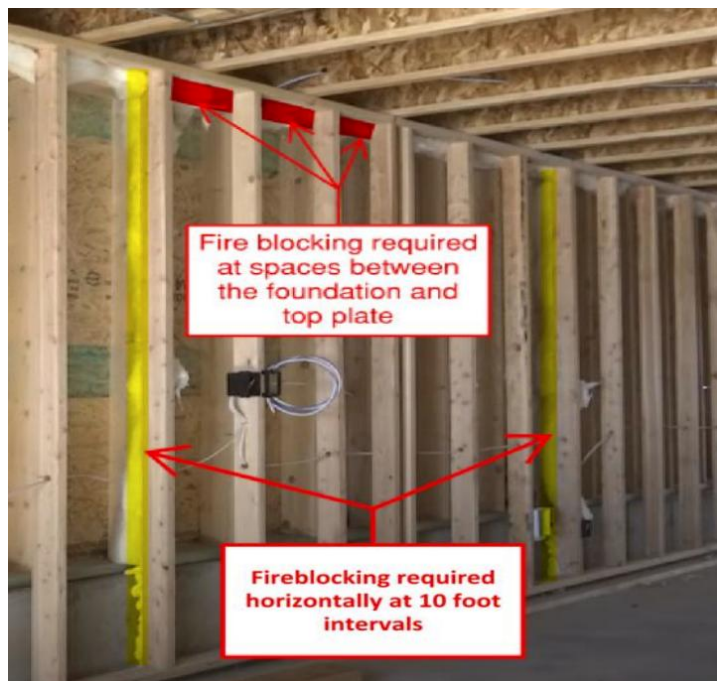
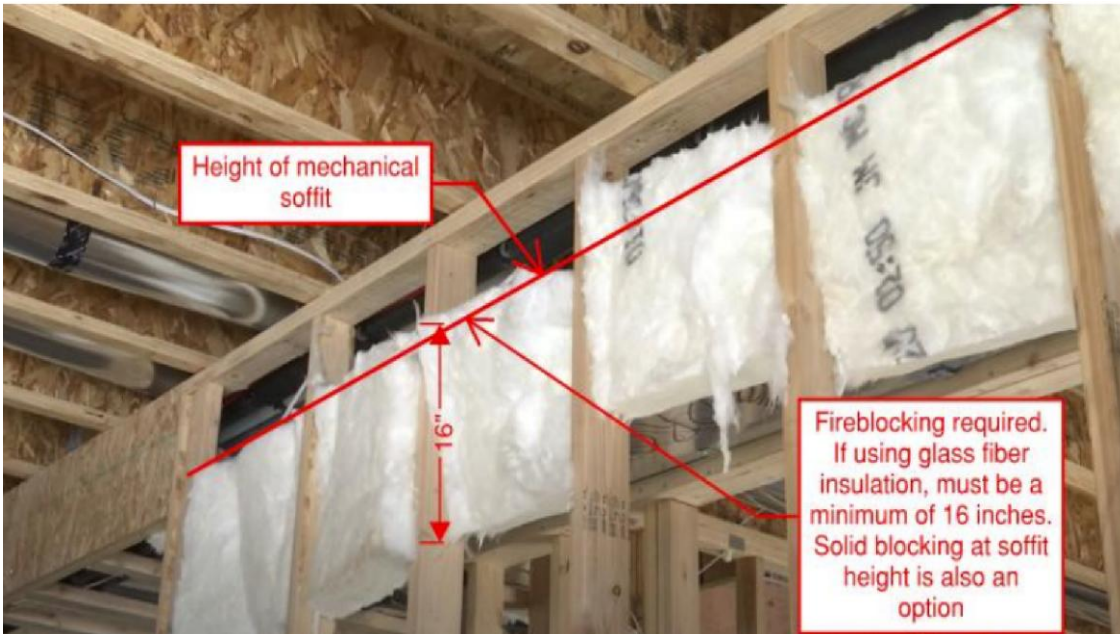
In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.

Fireblocking shall be provided in wood-framed construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirements.

Examples of Fire Blocking





Plumbing Requirements:

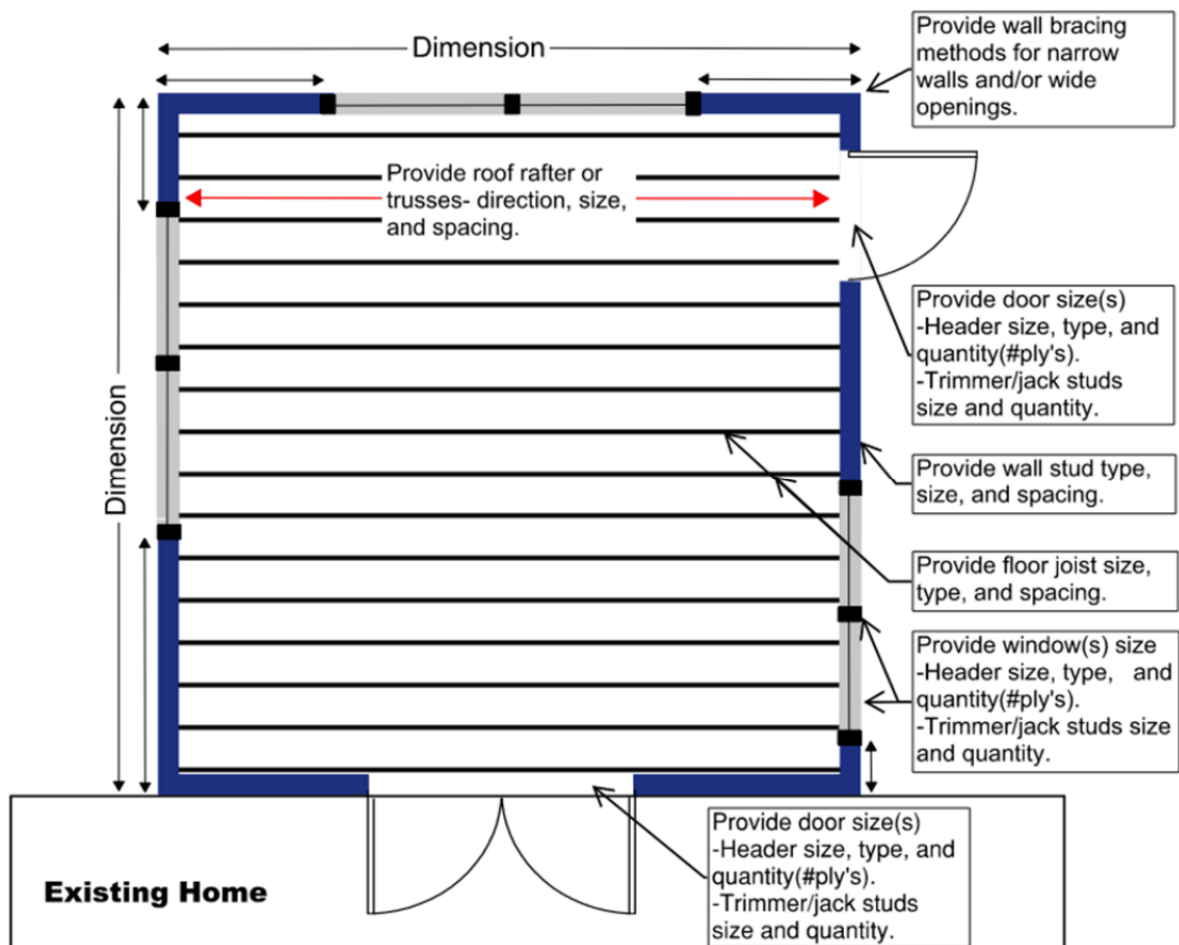
- Plumbing that is below the basement floor and has been moved, added to, or altered requires inspection before concealing.
- Showers shall have a 2" trap and drain.
- Cleanouts must remain accessible.
- Protect plumbing pipes with nail plates when within 1 ½" from the edge of the stud.
- Plumbing pipe shall be adequately supported; every 4 feet for PVC, ABS, and Copper, and every 32" for PEX.
- The maximum hot water temperature in bathtubs and whirlpool tubs shall be regulated by a limiting device conforming to either ASSE 1070/ASME A112.1070/CSA
- See *Bathroom Finish Handout* for additional information.

Mechanical Requirements:

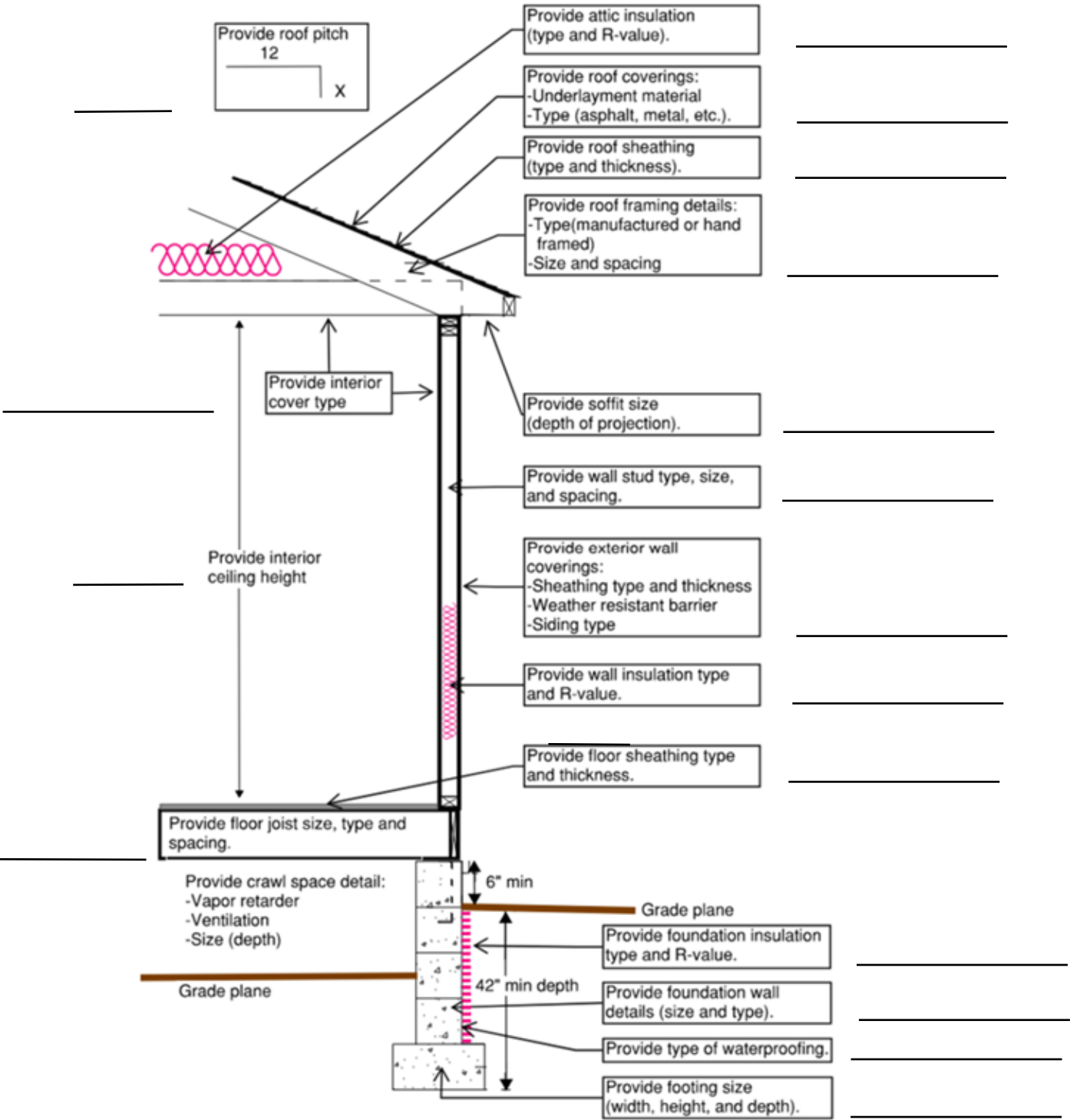
- All bathrooms must have an openable window, or artificial light and a mechanical vent to the outside.
- When enclosing mechanical rooms verify combustion air requirements.
- Exhaust ducts shall be insulated for a minimum of 3' inside the building envelope.
- All joints, seams, and connections in ducts shall be sealed with gaskets, mastics, liquid sealants, or tape.
- Building framing cavities shall not be used as ducts or plenums.
- Each habitable space/room shall be provided with a heat supply and return air.
- See *Fireplace Handout* with requirements for installing new fireplaces.

Floor Plan shall include the following:

- Overall dimensions for the addition.
- All doors and window rough opening size and location
- U-values from the manufacturer for each window & door
- Header sizes, type, and quantity (e.g., 2-2"x10" Douglas Fir or 2-9 ½" LVLs)
- Beam sizes, type and quantity.
- Wall stud, size, and type.
- Floor joists size, type, spacing and orientation
- Subfloor materials.
- Use for each room (e.g., Bathroom, Bedroom, Storage)



Wall Section Worksheet





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Smoke & Carbon Monoxide Alarms

- **Smoke alarms** must be installed in **all** areas listed below:
 - Inside each sleeping room
 - Outside sleeping rooms
 - On each habitable level
- **Carbon monoxide alarms** must be installed outside and within **10 feet of all sleeping rooms** in homes with fuel fired appliances or attached garages.
- Smoke & Carbon Monoxide alarms are required to be hardwired and interconnected.
 - Exceptions: existing alarms that are battery operated, and construction does not allow for installation hardwired/interconnected alarms.
- The use of combination smoke/carbon monoxide alarms are permitted.
- Smoke & Carbon monoxide alarms are required to be checked at final inspection for any permitted alterations, repairs, or additions involving the interior of the home.
- **All alarms must be installed and operational throughout the entire home at final inspection.**

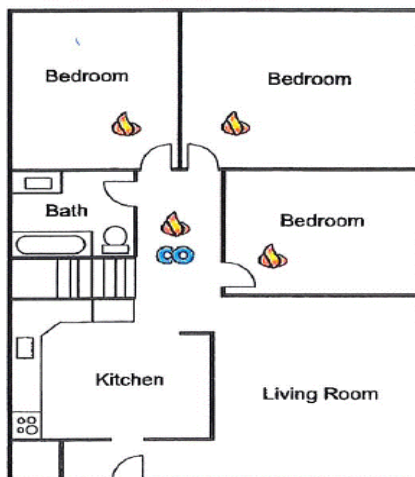


Figure 1

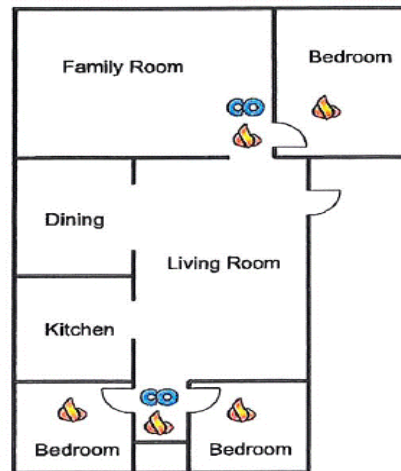


Figure 2



Figure 3

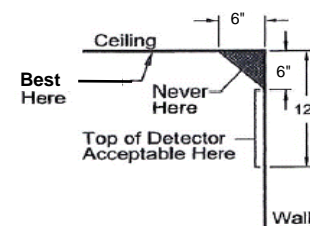


Figure 4



REQUIRED SMOKE ALARM LOCATION



REQUIRED CARBON MONOXIDE ALARM LOCATION

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Finish/Addition Application**

SITE ADDRESS: _____

PID#: _____

Owner Name: _____

Phone: _____

Street Address: _____

Email: _____

City: _____ State: _____ Zip: _____

Description of Project: _____ **Valuation:** \$ _____

Building Contractor <input type="checkbox"/> Owner Performed	Company/Name: _____ Phone: _____ License #: _____ Exp Date: _____ Street Address: _____ City: _____ State: _____ Zip: _____ Email: _____
Plumbing Contractor <input type="checkbox"/> Owner Performed <input type="checkbox"/> NA	Company: _____ Phone: _____ License #: _____ Exp Date: _____ Email: _____
Mechanical Contractor <input type="checkbox"/> Owner Performed <input type="checkbox"/> NA	Company: _____ Phone: _____ License #: _____ Exp Date: _____ <input type="checkbox"/> Ductwork <input type="checkbox"/> Mechanical Ventilation <input type="checkbox"/> In-floor Heat <input type="checkbox"/> Garage Heater
Fireplace Contractor <input type="checkbox"/> Owner Performed <input type="checkbox"/> NA	Company: _____ Phone: _____ License #: _____ Exp Date: _____ Qty of Fireplaces: ____ <input type="checkbox"/> Gas <input type="checkbox"/> Wood

The undersigned acknowledges that he/she has read this application, and the above information is correct and accurate. Applicant also understands by signing this application that he/she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of the City of Hastings.

Signature of Applicant or Authorized Agent_____
Date

NOTICE: This is an **application only**. Permit will be issued after City approval and payment of fees. Permit shall be null and void if authorized work is not started within 180 days or work is suspended for 180 days or more.

OFFICE USE ONLY

Bld Type	<input type="checkbox"/> SFD <input type="checkbox"/> DUPLEX	<input type="checkbox"/> CONDO <input type="checkbox"/> TOWNHOUSE		
Work Type	<input type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish		
Required Inspections	<input type="checkbox"/> Footing <input type="checkbox"/> Foundation <input type="checkbox"/> Framing <input type="checkbox"/> Sheathing <input type="checkbox"/> Insulation	<input type="checkbox"/> Sheetrock <input type="checkbox"/> Fireplace RI <input type="checkbox"/> Plumbing UG <input type="checkbox"/> Plumbing RI	<input type="checkbox"/> Shower Pan <input type="checkbox"/> Mechanical RI <input type="checkbox"/> Gas Line Air	<input type="checkbox"/> Mech Final <input type="checkbox"/> Plumb Final <input type="checkbox"/> Bld Final
Fee Notes	<input type="checkbox"/> Fireplace 	<input type="checkbox"/> Other 		

Residential Valuation

Basement	Sq Ft	\$/Sq Ft	Subtotal
Crawl Space		\$15.00	
Unfinished		\$30.00	
Mechanical Room		\$30.00	
Finish (New)		\$50.00	
Finish (Existing)		\$30.00	
Finish (Existing Conversion- No Plumb)		\$25.00	
Single/Multi Family	Sq Ft	\$/Sq Ft	Subtotal
Main Floor		\$100.00	
Second Floor		\$100.00	
Unfinished Floors Above Grade		\$75.00	
Garage	Sq Ft	\$/Sq Ft	Subtotal
Wood Framed		\$50.00	
Carport		\$30.00	
Decks/Porches	Sq Ft	\$/Sq Ft	Subtotal
Covered Entry		\$50.00	
Screen Porch		\$75.00	
3 Season Porch		\$85.00	
4 Season Porch		\$95.00	
Deck		\$25.00	
TOTAL			

Building Approval: _____ Date: _____

Planning Approval: _____ Date: _____

Engineering Approval: _____ Date: _____