Carver County
Building Code Information

From: Building Officials at Metro West Inspection Services, Inc.

This letter is to provide useful information on applying for a permit, requesting an inspection, provide updated information on building codes and Carver County policies regarding planning and zoning issues.

Current Model Building Code

2020 Minnesota State Building Code

Permits Required

Anyone intending to construct, enlarge, alter, repair, move, demolish or change the occupancy/use of a building must apply for a building permit. Anyone intending to install, enlarge, alter, repair, remove, convert or replace any gas, mechanical or plumbing system, or other equipment, the installation of which is regulated by the code; or cause any such work to be done, shall first make application to the building official and obtain the required permit.

Work Exempt from Permits

A. Building: (1) one-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 200 sq. feet; (2) fences not over seven feet high; (3) oil derricks; (4) retaining walls that are not over four feet in height measured from the bottom of footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids; (5) water tanks supported directly upon grade if the capacity does not exceed 5,000 gal. and ratio of height to diameter or width does not exceed 2 to 1; (6) sidewalks and driveways that are not part of an accessible route; (7) decks & platforms not more than 30" above adjacent grade and not attached to a structure with frost footings and which is not part of an accessible route; (8) painting, papering, tiling, carpeting, cabinets, countertops and similar finish work; (9) temporary motion picture, television and theater stage sets and scenery; (10) prefabricated swimming pools installed entirely above ground accessory to dwelling units constructed to the provisions of the IRC or R-3 occupancies constructed to the provisions of the IBC, which do not exceed both 5,000 gal. in capacity and a 24" depth; (11) window awnings supported by an exterior wall that do not project more than 54" from the exterior wall and do not require additional support, when constructed under the IRC or Group R-3 and Group U occupancies constructed to the provisions of the IBC; (12) movable cases, counters and partitions not over 5' 9" in height; and (13) swings and other playground equipment.

   Unless otherwise exempted, plumbing, electrical, and mechanical permits are required for subitems (1) to (13).

B. Gas: (1) portable heating, cooking or clothes drying appliances; (2) replacement of any minor part that does not alter approval of equipment or make the equipment unsafe; and (3) portable fuel cell appliances that are not connected to a fixed piping system and are interconnected to a power grid.

C. Mechanical: (1) portable heating appliances; (2) portable ventilation appliances and equipment; (3) portable cooling units; (4) steam, hot or chilled water piping within any heating or cooling equipment regulated by this code; (5) replacement of any part that does not alter approval of equipment or make equipment unsafe (6) portable evaporative coolers; (7) self-contained refrigeration systems containing ten pounds or less of refrigerant or that are actuated by motors of one horsepower or less; and (8) portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

D. Electrical: a municipality must not require an electrical permit if the work falls under the jurisdiction of the commissioner or if the work is exempt from inspection under MN Statutes, Section 326B.36, subdivision 7. This exemption does not exempt the work from other State Building Code requirements relating to electrical equipment.

Application For Permit

All applications for a building permit must be fully completed and include all necessary plans and specifications as required by the County and the Building Official. If you have any questions on what is

needed for submittal documents you can call Metro West Inspection Services, Inc. at (763) 479-1720. An application received that is not complete will delay the review process and issuance of the permit.

Time Limitation Of Application

Applications received that are not complete or completed applications that are not paid for at the Carver County Land Management Department within 180 days after being received shall be considered abandoned and will expire by limitation. Applications being pursued in good faith may be extended if requested in writing and justifiable cause is demonstrated. Once an application has expired, the applicant will be billed and is responsible for paying the plan review fee of the expired application. An applicant may reapply by submitting a new application and paying a new plan review fee.

Expiration Of Permits

If work authorized by a permit is suspended or abandoned for a period of 180 days or not commenced within 180 days after being issued by Carver County, the permit shall become invalid and expire. Once a permit expires the applicant would have to renew the permit at half the cost of the original permit fee plus a $5.00 state surcharge. Extensions may be granted if requested in writing and justifiable cause is demonstrated.

Changes To The Approved Plans

Changes to the approved plans can only be made by filling out an application at the Carver County Land Management Department and attaching two (2) copies of the revised plans, a copy of the original permit and a copy of the original plan. There will be an additional fee for the review of the revised plans. If you are not sure whether additional plan review is required for the changes, please call the Building Officials at Metro West Inspection Services, Inc. at (763) 479-1720.

Scheduling Inspections

All inspections must be scheduled a minimum of 24 hours in advance. Scheduling on the same day may be possible but are not guaranteed. Inspections can be scheduled by calling (763) 479-1720 Monday through Friday 7:00 to 4:30. It is the responsibility of the permit applicant to schedule all inspections and cause the work to be accessible and exposed for inspection. If the work is not ready at the scheduled inspection time and has to be reinspected as a result, a reinspection fee may apply. The approved plans, inspection card and inspection records must be on-site at the time of the inspection.

Lost Inspection Cards

If the orange inspection card becomes lost or misplaced a new inspection card must be obtained at the Carver County Land Management Department for a fee of $30.

Refunding Of Fees

The Building Official will determine if a refund is valid upon receiving a written request and where justifiable cause is demonstrated.

Engineered Plans

Certain plans may require to be signed by a structural engineer. The Building Official has the authority to require signed drawings if special conditions exist.

Final Inspection / Certificate Of Occupancy

A final inspection must be completed and a Certificate of Occupancy issued prior to anyone occupying or using a new home. This includes new homes used for sales offices and model homes.

If you have any questions regarding any of the items mentioned in this letter or any other building code related questions, please call the Building Officials at Metro West Inspection Services, Inc. at (763) 479-1720 Monday through Friday 7:00 to 4:30.