

City of NEWPORT Building and Zoning Permit Application

Newport City Hall ♦ 596 7th Avenue ♦ Newport ♦ Minnesota ♦ 55055 ♦ Telephone 651-459-5677 ♦ Fax 651-459-9883

Application Date: _____ Permit No. _____

Applicant Information Contractor License Number _____

Name: _____ Telephone: _____

Mailing Address: _____ Telephone: _____

City/State/Zip: _____

Property Owner Information

Name: _____ Telephone: _____

Mailing Address: _____ Telephone: _____

City/State/Zip: _____

Project Information

Site Address: _____ Subdivision: _____

Lot #: _____ Blk #: _____
PID# _____

Type of Construction: _____ Use of Building: _____

Occupancy Group: _____ Occupancy Load: _____ Variance Granted, Date: _____

Zoning District: _____ Flood Plain: AE 0.2% Annual Chance Flood Hazard

Off Street Parking Spaces Required: _____ Spaces on Plan: _____ Fire Sprinklers Required: _____

Type of Permit (Circle One): Residential Non-Residential, If not residential, specify: _____

Type of Work (Check One): New Addition Repair Remodel **Project Valuation:** _____

Fireplace Finish Basement Deck Porch Garage

Pool Residential Reside Residential Reroof Residential Windows Residential Retaining Wall

Storage Shed Commercial Reside Commercial Reroof Commercial Windows Commercial Retaining Wall

Demolition Commercial Fence

Description of Proposed Project or Work to be Done: _____

NEED IF BUILDING GARAGE, SHED, OR ADDING TO PRIMARY STRUCTURE:

Size/Dimensions of Parcel: _____ Size/Dimensions of Primary Structure: _____

Size/Dimensions of Accessory Structure(s): _____ Size/Dimensions of Paved/Gravel Areas: _____

Height of Primary Structure: _____ Height of Proposed Structure: _____

NEED IF RESIDING OR BUILDING GARAGE OR SHED OVER 150 SQUARE FEET:

Color of Primary Structure: _____ Color of Proposed Structure: _____

Professionals Involved

General Contractor: _____ License Number: _____ Telephone: _____

Plumbing: _____ License Number: _____ Telephone: _____

Mechanical Contractor: _____ License Number: _____ Telephone: _____

Electrical: _____ License Number: _____ Telephone: _____

Applicant Statement and Acknowledgements

I understand, that I am required to comply with City Ordinances, Minnesota State Building Code and all other applicable codes, and that this building permit will expire within 180 days if work is not commenced. I further understand, that before the "C of O" is issued the driveway must be completed and the "Certificate of Survey" Requirements must be met. I will also be responsible for any and all Engineering Services specifically required for this project.

Applicant/Agent Printed Name: _____ Signature: _____



Plan Review Supplement

Please provide the following information and documentation referencing the 2015 MN State Building Code to accompany the building permit and project plans submitted for review for an addition, remodel, or new construction project.

Project Name/Address: _____

- Completed Building/Zoning Permit Application.
*Separate permits are required for electrical, mechanical, plumbing, fire suppression, fire alarms, and signage work
- Scaled floor plan(s) with all rooms labeled as to use
- Submittal must include summary details below, or separate sheet identifying:
 - Building construction type: _____
 - Tenant use: _____
 - Tenant occupancy classification: _____
 - Total occupant load: _____
 - Total square footage (all levels): _____
 - Travel distance to exits: _____
 - Original building design (circle one): **Separated** **Non-separated**
- List of Exterior Materials Being Used
- Site Plan identifying:
 - Locations of other structures on the property
 - Distances of the new structure/addition to each property line and other structures
- Certificate of Survey (see attached checklist)
- Metropolitan Council SAC Review, Jessica Nye (651) 602-1378

For additional information or confirming details pertinent to this project, please contact Building Official Bob LaBrosse, at Office: (651) 458-2828 / Cell: (651) 485-8711 / Email: blabrosse@cottage-grove.org.



Residential Accessory Structure Requirements

1. Submit two (2) copies of the proposed plans with your completed building permit application. The plan should include a site plan, floor plan, and elevation plan.
2. Accessory buildings having a floor area larger than 120 square feet shall be placed on a concrete slab or anchored to the ground.
3. The minimum thickness of the concrete floor slabs supported directly on the ground shall not be less than three and one-half (3 ½) inches.
4. All stumps, roots, and black dirt shall be removed from the soil to a depth of at least twelve (12) inches below the surface of the ground of a concrete slab is used.
5. Foundation plates or sills resting on concrete slabs shall be treated wood or foundation grade redwood.
6. All accessory buildings over 150 square feet in area shall be compatible with the principle structure in terms of design, roof style, roof pitch, color and exterior finish materials.
7. Accessory structures are not permitted within an easement at any time.
8. Accessory structures shall not be constructed on any residentially zoned lot prior to construction of the principal structure. Exception: "Agricultural, rural" zones.
9. Accessory structures within residential zoning districts shall not be used for commercial or industrial activities or storage, except as allowed by the regulations governing home occupations.

See Section 1340.04 of the Zoning Code for more information on accessory structures.

For more information, please contact the Building Official at (651) 458-2804.



Residential Accessory Structure Supplement

Site Plan and all of the following information is required with a deck permit.

Size and spacing of footing/slab _____

Type of lumber _____

Size of beams _____

Size and spacing of rafters _____

Size of accessory structure _____

Height of accessory structure _____

Distance to property lines _____

Side 1 _____

Side 2 _____

Rear _____

Other _____

Distance to house _____

Side 1 _____

Side 2 _____

Rear _____

Other _____

Exterior Materials Being Used _____



Residential Deck Requirements

1. Submit two (2) copies of the proposed plans with your completed building permit application. The plan should include the following:
 - a. Site plan with distances to property lines
 - b. Size of deck
 - c. Size and spacing of joists
 - d. Size of beams
 - e. Size and spacing of posts
 - f. Size and depth of footings
 - g. Height and design of guards
 - h. Height of deck from grade
 - i. Type of materials
2. **Live Load:** Decks must be designed to support a live load of 40 pounds per square foot.
3. **Frost Footings:** Frost footings are required for any deck attached to a structure that has frost footings. The minimum depth to the base of the footing is 42 inches. Diameter depends upon design
4. **Decking Material:** All wooden members of decks must be of treated or rot-resistant (such as redwood or cedar) wood. All hardware used with treated wood must be ACQ compliant. All hardware must be properly sized and secured. Composite materials must be certified by approved by testing laboratories.
5. **Posts:** All posts must be anchored to prevent movement. Posts for decks over 60 inches high must be a minimum of six inches by six inches square.
6. **Beams:** A one-foot maximum beam overhang from the edge of the post is allowed. Any splices must be made over a post.
7. **Ledger:** Ledger boards must be bolted or lag screwed to solid material, such as interior rim joist, floor truss, sill plate, etc. Manufactured I-joists, foam-filled rim joists, and wall sheathing material are not acceptable materials to bolt into. Bolt ledger with a minimum of 3/8-inch bolts spaced 16 inches on center staggered top and bottom. Flashing is required where the deck ledger is attached to the structure.
8. **House Cantilever:** A cantilevered area (boxed or bay area overhang, usually with a patio door) will not support a deck structure. Additional design considerations and details will be required at these areas.
9. **Joist Cantilever:** Joists must not overhang the beam edge by more than two feet.
10. **Guards:** Decks more than 30 inches above grade must be enclosed by guards a minimum of 36 inches high. Spindles/balusters must be spaced so that a four-inch sphere cannot pass between them. Stairways to decks more than 30 inches above grade require guards, and handrails a minimum of 34 inches in height.
11. **Stairways:** Minimum 36 inch wide stairway, maximum 7-3/4 inch rise, minimum 4 inch rise, minimum 10 inch tread depth, and maximum 4 inch riser opening. All riser heights should be equal. The greatest riser height must not exceed the smallest by more than 3/8 inch. Special attention should be given to the top and bottom riser height design to assure that all of the risers are of equal size. Stairs with a total rise of 30 inches or more above grade require 34" minimum height guards with a maximum 4-3/8 inch spindle spacing. Stair lighting required

12. **Handrails:** A continuous handrail is required for stairways with four or more risers. Handrails must be installed a minimum of 34 inches, to a maximum of 38 inches, above the tread nosing. The ends of the handrails must be returned or terminated in the post. The handgrips must be 1-1/4 to 2 inches wide in a shape easy to grip.
13. **Special Design Note:** These requirements are for deck structures only. Additional considerations are required if deck design is intended for a future covered porch or enclosure.

For more information, please contact the Building Official at (651) 458-2804.



Residential Deck Supplement

Site Plan and all of the following information is required with a deck permit.

Size and depth of footing _____

Size and spacing of posts _____

Type of lumber _____

Size of beams _____

Size and spacing of joists _____

Type of floor boards _____

Height of deck off of ground _____

Height and design of guardrail _____

Size of deck _____

Distance to property lines _____

Side 1 _____

Side 2 _____

Rear _____

Other _____

City of Newport Certificate of Survey Requirements
 For New Single Family/Multi-Family Home Construction



Applicant _____

Address _____

✓	Acceptable
X	Unacceptable
N/A	Not Applicable

Permit No. _____ Date: _____

Checked By: _____

Check for:

- 1 General Requirements: Name/Registration # for Surveyor, date of survey, north arrow, graphical scale, legal description, total lot area, street address, zoning designation, ect.
- 2 Survey Shows Underlying Data from City of Newport **Approved Grading Plan** (New Development Only)
- 3 Property Boundaries: Bearing & distance on lots, monumentation, ROW limits, easements, ect
- 4 Existing Features: Structures, utilities, driveways, structure faces on adjacent lots, ect
- 5 Existing Topographical Information: One-foot contours, critical spot elevations, utilities, vegetation, defined swales, ect
- 6 Existing and Proposed Elevations for All Lot Corners (Proposed Must Match Existing)
- 7 Proposed Structures : Lowest floor elevation, lowest opening elevation, top of foundation block elevation, main floor finished elevation, garage floor finished elevation, foundation dimensions with off-set stakes.
- 8 Proposed Finished Grade Elevations at Building Corners
- 9 Indicate Zoning-, Wetland-, Waterway-, Bluff-Setback(s) and Buffer Strip Requirements Graphically
- 10 Proposed Grading Requirements: 1-foot contours, critical spot elevations, 6-iches of elevation drop within 10-feet of proposed building perimeter, min 2% grade for remaining lot
- 11 Proposed Retaining Walls: Indicate top and bottom spot elevations along length of wall, maximum 4-feet in height (unless designed by a registered engineer)
- 12 Drainage Swales: Provide spot elevation for top/tow/top, flow line alignment to ROW, drainage arrow(s), percent of grade (min 2%)
- 13 FEMA 100-Year Flood Elevation
- 14 Proposed Service Stubs
- 15 Driveway Requirements: Standard City apron; width measured at curb line and ROW line, max 24-foot; grade min 2% plus 12-iches max 10%
- 16 Existing Top of Curb (or Bituminous Edge) Elevations at the Extension of Side Lot Lines
- 17 Identify Survey Benchmarks: Shall be nearest permanent hydrant or geodetic benchmark
- 18 On-Site Sewage Treatment System Location and Potable Well Location, if applicable
- 19 Silt Fence and Erosion Control BMPs
- 20 Temporary Rock Construction Entrance Location
- 21 Total Lot Impervious Surface Determination (Square Footage & Total Lot Percentage)
- 22 1 Front Yard Tree per Lot
- 23 1 Boulevard Tree per Lot

Review Status

Corrections Requested

Application Rejected

Application Approved

Builder Name: _____ Surveyors Name: _____

Applicants are advised that the City of Newport will inspect the condition of Driveways, Sidewalks, Curb and Gutter and other municipal facilities located in the public right of way prior to issuance of a C of O. The Permittee will be held liable for any damages noted by the City.

FOR OFFICE USE ONLY

Date Last Reviewed _____

Certificate of Survey Approval

Reviewer Contact Info:

BY: _____
 MN Reg: 49907 Curtis E. Schley, PLS

Name: Curt Schley
Email: cschley@msa-ps.com
Phone: (612) 548-3132

Top of Block Verification Approval

Name: _____ Approval: Pass Fail
 Date: _____ Notes: _____

Grading Verification Approval

Name: _____ Approval: Pass Fail
 Date: _____ Notes: _____

LEGEND

CERTIFICATE OF SURVEY: NAME OF CLIENT
 SITE ADDRESS, CITY OF NEWPORT, WASHINGTON COUNTY, MINNESOTA, 55055

LEGAL DESCRIPTION:

LOT 5, BLOCK 1, PLATTED ADDITION NAME ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, WASHINGTON COUNTY, MINNESOTA.

AREA:

LOT AREA= 28,818 SQUARE FEET OR 0.66 ACRES

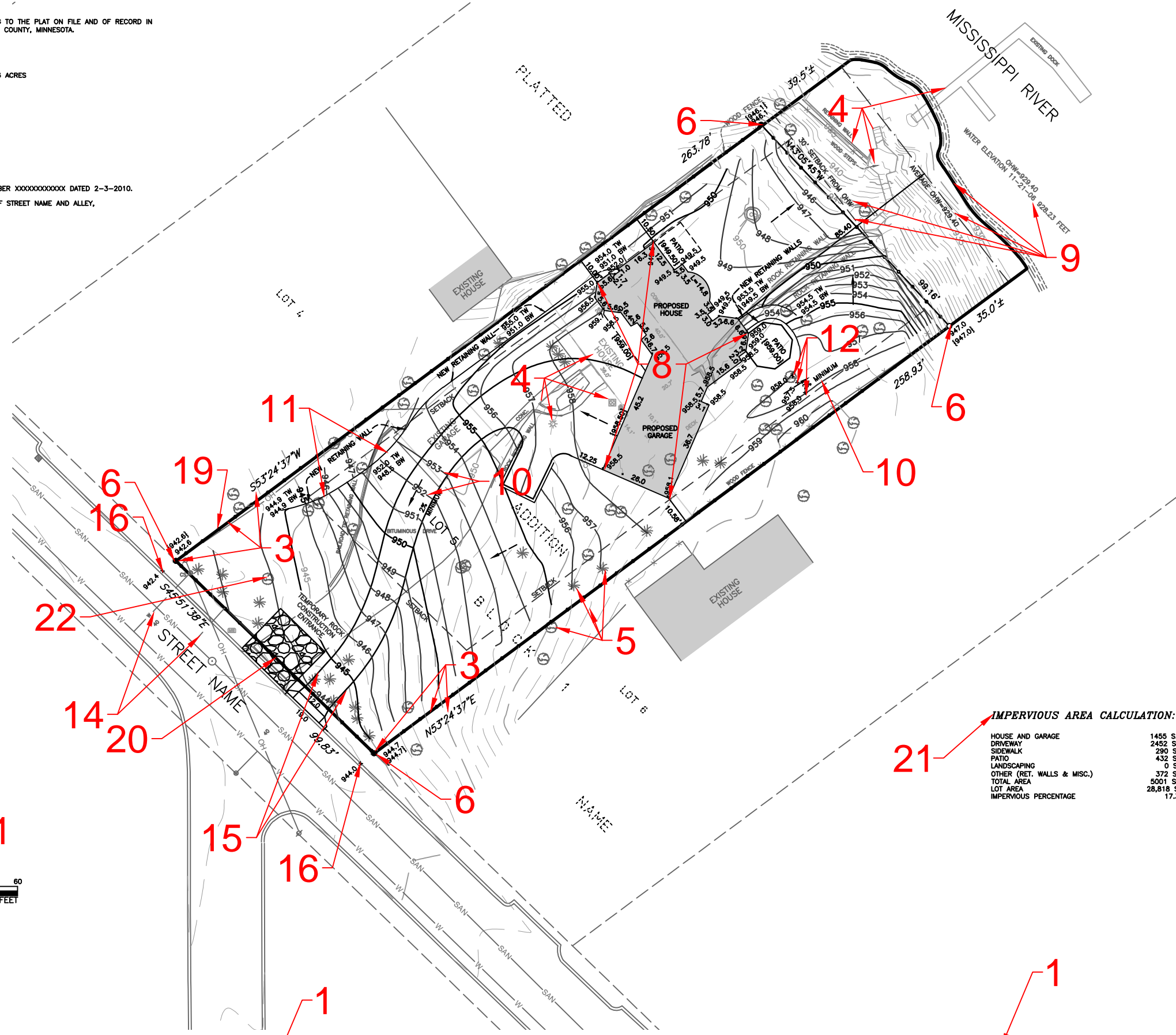
NOTE:

100 YEAR FLOOD ELEV.= 935.0 PER FIRM MAP NUMBER XXXXXXXXXXXX DATED 2-3-2010.
 BENCHMARK= TOP NUT HYDRANT AT INTERSECTION OF STREET NAME AND ALLEY,
 ELEV.= 930.00, DATUM NGVD 88
 GARAGE FLOOR ELEV.= 958.50
 TOP OF BLOCK ELEV.= 958.83
 MAIN FLOOR ELEV.= 960.00
 BASEMENT FLOOR ELEV.= 949.50
 LOWEST OPENING ELEV.= 949.50

MUST HAVE A MINIMUM OF AT LEAST 6 INCHES OF DROP IN GRADE 10 FEET FROM THE BUILDING.

- ⊕ FIRE HYDRANT
- ⊙ WATER VALVE
- MANHOLE
- ⊞ CATCH BASIN
- ⊗ POWERPOLE
- ⊛ LIGHT POLE
- GUY
- ⊠ TRANSFORMER
- ⊡ ELECTRIC METER
- ⊣ TV PEDESTAL
- ⊤ TELEPHONE PEDESTAL
- ⊥ AIR CONDITIONER
- ⊦ HAND HOLE
- ⊧ SEMAPHORE
- ⊨ GAS METER
- S SANITARY SEWER
- ST STORM SEWER
- W WATERMAIN
- UG UNDERGROUND GAS MAIN
- T UNDERGROUND TELEPHONE
- E UNDERGROUND ELECTRIC
- TV UNDERGROUND CABLE T.V.
- OU OVERHEAD UTILITY LINES
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- ⊙ EXISTING SPOT ELEVATION
- ⊚ SOIL BORING
- ⊛ SIGN
- ⊜ DECIDUOUS TREE
- ⊝ CONIFEROUS TREE
- ⊞ DENOTES TREE AND BRUSH LIMITS
- ⊟ DENOTES FLARED END SECTION
- ⊠ DENOTES FRENCH DRAIN
- ⊡ CURB STOP
- ⊣ CLEAN OUT
- ⊤ BUSH
- ⊥ BARBECUE GRILL
- ⊦ AUTO SPRINKLER
- ⊧ BASKETBALL HOOP
- ⊨ BENCH
- ⊩ WATER SPIGOT
- ⊪ TRENCH DRAIN
- ⊫ XXXXXXXXX
- ⊬ STORM DISIPATER
- ⊭ SATELITE DISH
- ⊮ TELEPHONE
- ⊯ ELECTRIC PEDESTAL
- ⊰ FLAG POLE
- ⊱ GROUND LITE
- ⊲ MAILBOX
- ⊳ ROOF DRAIN
- ⊴ TRANSMISSION TOWER
- ⊵ VENT PIPE
- ⊶ WELL

- E— DENOTES ELEC. LINE
- K— DENOTES FENCE LINE
- FO— DENOTES FIBER OPTIC
- G— DENOTES GAS LINE
- S— DENOTES SANITARY SEWER
- ST— DENOTES STORM SEWER
- T— DENOTES TELEPHONE LINE
- TV— DENOTES TV LINE
- OU— DENOTES OVERHEAD UTL.
- W— DENOTES WATERMAIN
- WETLAND DENOTES WETLAND
- ⊖ DENOTES TREETLINE
- ⊗ DENOTES RAIL ROAD



IMPERVIOUS AREA CALCULATION:

HOUSE AND GARAGE	1455 S.F.
DRIVEWAY	2452 S.F.
SIDEWALK	290 S.F.
PATIO	432 S.F.
LANDSCAPING	0 S.F.
OTHER (RET. WALLS & MISC.)	372 S.F.
TOTAL AREA	5001 S.F.
LOT AREA	28,818 S.F.
IMPERVIOUS PERCENTAGE	17.3%

ZONING:

ZONED COMMERCIAL DISTRICT (C2)

SETBACKS:

FRONT: 50.0
 SIDE: 10.0
 REAR: 30.0 FROM OHW

PROJECT NO.:	PROJECT NO	SCALE: AS SHOWN	NO.	DATE	REVISION	BY	I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	PROFESSIONAL LAND SURVEYOR	Date	Registration No.	BUILDER NAME	OWNER NAME	ADDRESS	FILE NO.			
PROJECT DATE:	DRAWN BY: INIT	CHECKED BY: INIT															
F.B.:																	