

## **BUILDING AND OTHER PERMITS**

### **Nevis Zoning Ordinance ARTICLE IV – ADMINISTRATION**

#### **Section 95-070 Building and other Permits.**

Permits shall be required for the following permitted activities: building construction, alteration or demolition, fences, signs, sewage treatment systems, and grading or filling in shoreland areas.

- A. All contractors, subcontractors, builders or other persons having charge of the erection, alteration, moving, change or remodeling of any building or structure shall apply for a building permit from the Nevis Zoning Administrator before beginning or undertaking such work. If required, the Zoning Administrator will forward the application to the Building Inspector for review. After the appropriate fee has been paid, and if the proposed work does not conflict with any portion of the Nevis Zoning Ordinance or Building Code, the permit shall be granted. If the permit is not granted, the reasons for such denial will be provided, in writing, to the applicant.
- B. Permits for the installation of sewage treatment systems or grading and filling in shoreland areas must also be obtained from the Zoning Administrator before such installation or shoreland alteration has begun.
- C. Permits for the construction or placement of signs must be obtained from the Zoning Administrator before such construction or placement shall be allowed.
- D. Permits for the construction or placement of fences must be obtained from the Zoning Administrator before such construction or placement shall be allowed.
- E. All building, sign, sanitary, excavation and related permits shall expire one year from the date of approval. A request for an extension may be considered by the Board of Adjustment and Appeals pursuant to M.S. Chapter 462.

### **WORK EXEMPT FROM PERMIT**

#### **THE 2012 MINNESOTA STATE BUILDING CODE 1300.0010 Administration**

##### **Subp. 4. Work exempt from permit.**

Exemptions from permit requirements of the code do not authorize work to be done in any manner in violation of the code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

##### **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 square feet (11.15 m<sup>2</sup>);
- (2) oil derricks;
- (3) retaining walls that are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids;
- (4) water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1;
- (5) sidewalks and driveways that are not part of an accessible route;
- (6) decks and platforms not more than 30 inches (762 mm) above adjacent grade and not attached to a structure with frost footings and which is not part of an accessible route;
- (7) painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work;
- (8) temporary motion picture, television, and theater stage sets and scenery;
- (9) prefabricated swimming pools installed entirely above ground accessory to dwelling units constructed to the provisions of the International Residential Code or R 3 occupancies constructed to the provisions of the International Building Code, which do not exceed both 5,000 gallons in capacity (18,925 L) and a 24 inch (610 mm) depth;
- (10) Note: A building permit is not required for fences not exceeding six feet (1,829 mm) high, but a fencing permit is required for any fence, partition, structure, wall or gate.

#### **Subp. 4. Work exempt from permit con't.**

- (11) window awnings supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support, when constructed under the International Residential Code or Group R 3 and Group U occupancies constructed to the provisions of the International Building Code;
- (12) movable cases, counters, and partitions not over five feet, nine inches (1,753 mm) in height;
- (13) agricultural buildings as defined in Minnesota Statutes, section 16B.60, subdivision 5; and
- (14) swings and other playground equipment. Unless otherwise exempted, plumbing, electrical, and mechanical permits are required for subitems (1) to (14).

#### **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 the equipment unsafe;
- (6) portable evaporative coolers;
- (7) self contained refrigeration systems containing ten pounds (4.5 kg) or less of refrigerant or that are actuated by motors of one horsepower (0.75 kW) 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. Plumbing:** See chapter 4715 for plumbing work that is exempt from a permit.

**E. Electrical:** an electrical permit is not required if work is inspected by the State Board of Electricity or is exempt from inspection under Minnesota Statutes, section 326.244. Obtaining a permit from the Board of Electricity does not exempt the work from other Minnesota State Building Code requirements relating to electrical equipment, its location, or its performance.

Subp. 5. **Emergency repairs.** If equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted to the building official within the next working business day.

Subp. 6. **Repairs.** Application or notice to the building official is not required for ordinary repairs to structures. The repairs shall not include the cutting away of any wall, partition, or portion of a wall or partition, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement, or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring, or mechanical or other work affecting public health or general safety.

