



City of Ham Lake

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RESIDENTIAL BUILDING REQUIREMENTS

This information is a guide to the most common questions and problems. It is not intended, nor shall it be considered a complete set of requirements

1. To locate buried utilities call **GOPHER STATE ONE CALL ***It's Free***@ 811 or 651-454-0002 (www.call811.com)** call at least **two full business days** before you dig.
2. **Post address** (visible from street) from first to last inspection.
3. Silt fence (erosion control) as required to protect street and adjacent properties
4. Have **approved plans** and **inspection record card** on site for all inspections.
5. **Secure septic drainfield area from all traffic** (septic area to be undisturbed).
6. A weather-resistant barrier is required behind brick or stone (sec. R703.2).
7. Brick, stone or wood ledges- extend flashing out to face of ledge or tilt for drainage.
8. Flash and caulk all exterior openings, projections, and dissimilar materials.
9. Minimum 2- layers of Grade D Construction Paper (60 minute minimum) is required behind Stucco.
10. Have truss specs and layouts on site for framing inspection.
11. **Smoke alarms** to be installed on each level, in each sleeping room, in hallways leading to sleeping rooms and every level (Sec. R313 IRC).
12. **Separate permits are required for plumbing, heating, electrical, septic system and fireplace. Electrical permits are obtained through the State of Minnesota; your local electrical inspector is Andy Sloth and he can be contacted at 763-421-2360 or www.slothinspections.com.**
13. **Hard surface driveway** required – Maximum width 30 ft. from curb to lot line, unless on a cul-de-sac the maximum is 24 ft.
14. **Carbon Monoxide Detector**
15. **Radon System**
16. Nothing in any easements. Nothing in any septic area. Nothing within three feet of well any direction open one side for equipment and access.
17. 90 mph wind load garage doors tie down & straps
18. Min. ½ “ rebar 20’ long for electric ground installed in footing in the deepest part of basement near electric panel
19. **Erosion Control**

BUILDING SETBACKS (Measured from property lines)

FRONT: 30 feet SIDE CORNER: 30 feet
SIDES: 10 feet COUNTY ROAD: 50 feet
REAR: 50 feet

FOUNDATION

1. **Vent floor drain within 5 feet** (when used as a receptor for water softener)
2. Core fills are required with #4 rod @ 6'-0" on/center

3. **Anchor bolts** (At least ½” diameter and embedded a minimum of 7” into masonry or concrete) to be installed in same block cells as core fills. (R403.1.6)
4. Anchor bolts to be installed @ 6’-0” o/c and 1’-0” from plate ends, doors and corners (2 anchor bolts per plate minimum) plus washers min 2”
5. **Plate straps** to be installed per mfg’s specs (to provide equivalent anchorage as ½” diameter bolt)
6. **“NO ANCHORS ALLOWED IN HEAD JOINTS OF BLOCK”**
7. Basements and every sleeping room shall have at least one operable emergency and rescue opening, (**Egress Window**) which opens directly into a public way, or to a yard or court that opens to a public way. (**See Emergency Escapes handout**)
8. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet and a sill height of not more than 44 inches above the floor.
(**See Emergency Escape handout**) (R310.1)
9. Hollow masonry foundation blocks to be solid (as Bond Beam) at or above ground surface where brick or stone is used. Apply to course immediate below ledge.
10. All plates in contact with concrete are required to be treated wood or equivalent
11. Foundations will be inspected for, but not only: core fills, location of block on footing, condition of block and block joints, frost hooks, connection of intersecting walls, application of damp-proofing, rigid insulation and location of foundation anchors.

MAIN LEVEL

1. Carry all concentrated loads to foundation with solid bearing
2. Fire-stop all concealed areas / fire block required between studs when area is in wall lines
3. Safety Glazing requirements per (Sec. R308 IRC)
4. Windows within 24” arc of doors are required to be tempered glass
5. Windows on the operational side of patio doors are required to be tempered glass
6. Provide proper landing for exterior doors or restrict door opening to 4” maximum
7. ½” **drywall** required to roof sheathing on garage common walls and floor - ceiling assemblies. Garages beneath habitable rooms shall be separated by not less than **5/8” Type X** drywall or equivalent
8. Openings between the garage and residence shall be equipped with a solid or honeycomb core steel or solid wood doors not less than 1- 3/8 inches thick, or 20-minute fire-rated doors
9. Separation from conditioned to unconditioned space to be framed in 2”x 6” (insulated to R- 19) with rigid sheathing on the cold side, a Minimum of 16” above vault line. (Garage common walls, skylights, vaults, etc.)

UPPER LEVEL

1. **Smoke alarms** are required in all bedrooms and in hallways leading to bedrooms
2. At a minimum 4 mil. poly behind tubs, showers, etc. located on exterior walls. Poly to be sealed (top and bottom plates and side studs) and R-Values to meet Minnesota Energy Code
3. Glass windows in whirlpool area to be tempered

CROSS SECTION

1. Roof vents on house and garage @ 1/300 sq. ft. with soffit vents or 1/150 sq .ft. without soffit vents – rigid and moisture resistant air chutes installed tight to trusses on both sides
2. **Ice and water** barrier required from eaves to **24”** inside exterior wall lines. Barrier to be a self-adhering polymer or at least 2-layers of underlayment cemented together
3. Rigid windwash barrier required between trusses - Stay down 1-½” from roof deck
4. Moisture barrier required from grade down on foundation walls (minimum 4 mil. poly)

5. Maintain 6" minimum from siding to grade

STAIRWAYS (Sec.R311.5 IRC)

1. Minimum width- **36"**
2. Step rise – **4"** minimum – **7 ¾"** maximum – all to be within **3/8"** largest to smallest
3. Step run – **10"** minimum - not to vary more than **3/8"**
4. Handrail height- **34"- 38"** - measured from toe of stair tread
5. Guard height - **36"** minimum
6. Spindle spacing to be less than **4"** @ widest part of spindle profile. **For more detail see Stairways and Handrails handout.**
7. **½"** **drywall** required under stairs (when space is enclosed)

OTHER:

DISPLAY OF ADDRESS NUMBERS

It shall be the duty of the owner, lessor or occupant of every house, industrial, commercial or other building, to have proper house or building numbers either by affixing such number assigned in metal, glass, plastic or other curable material. The number shall **be not less than 12 inches in height on all commercial/industrial buildings and a minimum of 4 inches in height on residential buildings**, and in a contrasting color to the building. Said numbers are to be placed on structures, not garage doors, and to be easily seen from the street fronting the building. Said numbers are also to be placed on both sides of mailboxes, except where mailboxes are in a group, the numbers shall be placed on the front and on the side of each end mailbox. All auxiliary buildings within a unit having an assigned number, such as a garage, barn and buildings of the like nature, are not affected by the code.

3/05, 4/08, 1/12