

Building Code Overview

The purpose of the Minnesota State Building Code is to provide minimum standards to protect the health, safety, and welfare of the public. Building and fire codes regulate and control the design, construction, quality of materials, use and occupancy, location, and maintenance within the City.

The City of Carver's Building Inspections Department performs a review on plans that have been submitted, issues the permit, and conducts various inspections as needed throughout the construction process. The Inspections Department, along with the building code, also regulates the City's zoning ordinance for compliance.



Frequently Asked Questions

Does the City have a list of contractors it can recommend to residents?

No, the City does not recommend contractors.

When the guideline for the deck footing indicates 18 inches in diameter, does that mean all the way from the surface down 42 inches in depth?

No, only the bottom 12 inches of the footing must be the required size. The diameter may be reduced to the surface, but the sides must be uniform and smooth.

Does the homeowner need to be home for a deck inspection?

No, all that is required is to have the following available: the approved plan, the approved survey, and the inspection record card for the inspector to reference during the inspection.

Where and when do I need smoke detectors in new homes, existing homes, and additions?

Smoke detectors are required for the entire house when remodeling or finishing a basement. Smoke detectors must be in each bedroom, in hallways leading to bedrooms, and on every level of the home. Smoke detectors must be hard wired with battery backup in the newly constructed areas. In existing homes, existing bedrooms may be retrofitted with smoke detectors using battery power only.

Carbon monoxide (CO) detectors are also required to be located within 10' of all bedrooms. If there are bedrooms on different levels of the home, then more CO detectors will be required. CO detectors can be either hardwired or plugged into an outlet.

I am having problems with my house, issues such as rippling siding, roof leaking, foundation cracking, and so on. Will the City complete an inspection?

No, the City of Carver does not provide homeowners this type of inspection service. The City performs inspections on active permits. Independent inspectors can be hired to do these types of troubleshooting inspections. Independent inspectors may be found in the telephone book or on the internet. Always ask the contractor for references.

Does the City enforce Homeowners Association (HOA) requirements?

No, the City does not regulate or enforce HOA requirements.

CITY OF CARVER

BUILDING INSPECTIONS DEPARTMENT



January 2017



If a homeowner has a complaint about the builder not correcting things, what can they do?

Builders usually have a policy and timeline for making corrections on new homes. Always make the requests to the builder in writing. Contact the Department of Commerce at 651-296-6319 if the contractor does not perform per the contract.

Does the City perform electrical inspections?

No, electrical inspections are performed by the State Electrical Inspector. Contact Brian Luce at 952-233-8988, Monday – Friday (7:00 a.m. – 8:30 a.m.)



How long does it take to get a building permit?

The normal turn-around time is 5-10 business days.

When is a permit required and what are the respective fees?

A building permit must be obtained any time a building or structure is erected, enlarged, altered, repaired, moved, converted, or demolished. Permits are also required for the following items:

Some permit fees are based on the valuation of the work to be completed with each project and some have fixed fees: [RESIDENTIAL PERMIT FEES](#)

Do I need a permit for a shed?

Yes, the City issues a zoning permit for sheds that are 200 square feet or less. These structures only need to comply with the City's zoning ordinances. Sheds more than 200 square feet require a building permit, and must comply with the building code and zoning ordinances.

Do I need a permit for a retaining wall?

Yes, a permit is required for a retaining wall if the wall is over 4 feet tall. The retaining wall may not obstruct or divert drainage off the property.

[BUILDING PERMIT APPLICATION FORM](#)



CITY OF CARVER
BUILDING INSPECTIONS DEPARTMENT



January 2017

Building Inspections Staff

Mark Pistulka, Building Official

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To speak with the building inspection staff above or to schedule an inspection, please call **952-448-5353**.

Brian Luce, State Electrical Inspector 952-233-8988,

Monday – Friday (7:00 a.m. – 8:30 a.m.)

For more information, visit these websites links:

[City of Carver](#)

[MN Pollution Control Agency - Asbestos Information](#)

[MN Department of Labor & Industry - Contractor License Lookup](#)

[MN Department of Labor & Industry - Construction Code and Licensing Division Review](#)

[MN Department of Labor & Industry - EPA Lead Paint Rule](#)

[EPA Mold and Moisture Information](#)

[State of MN Constructions Code and Licensing Division](#)

Additional Duties

The following are some additional duties the Building Inspections Department performs.

- Staff performs soil erosion inspections after every rainfall that is greater than ½ inch. The department verifies that contractors maintain effective soil erosion deices on their construction sites and that they keep the City’s streets clean from soils.
- A Certified Tree inspector assists with many questions that pertain to diseased trees.

For more information regarding tree diseases, visit these website links:

[Minnesota Department of Agriculture](#)

[University of MN](#)

[University of MN Extension](#)

[MN Department of Natural Resources](#)