

CITY OF CARVER – BUILDING INSPECTIONS DEPARTMENT



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



How long does it take to get a building permit?

Our normal turn-around time is between 5-10 business days.

Do you have a list of contractors that you can recommend to the homeowner?

No, the City does not recommend contractors.

When you say my deck footings must be 18 inches in diameter, does that mean all the way from the surface down 42 inches?

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

Do I need to be home for a deck inspection?

No, all we need to have available is 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.



Frequently Asked Questions

When do I need a Building Permit?

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:

- Decks and basements finishes
- New furnace or Air Conditioner
- New water softener or hot water heater
- Re-side
- Re-roof
- Re-window
- Demo a structure
- Swimming pools (exceeding 5000 gal and 24" in depth)
- Sheds less than 120 sq ft and fences (zoning permit only)



Carbon monoxide (CO) detectors are also required to be located within 10' of all bedrooms. If you have 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.

Do I need a permit for a shed?

Yes, the City issues a zoning permit for sheds that are less than 120 sq ft. These structures only need to comply with the city's zoning ordinances. Sheds 120 sq ft or more require a building permit and must comply with the building code and zoning ordinances.

Do I need a permit for a fence?

Yes. Permits are required for all fences.

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.

I am having problems with my house, i.e. siding rippling, roof leaking, foundation cracking, etc. I want the city to come out and complete an inspection and tell me what is wrong.

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.



I have a complaint about my builder not correcting things in my house. What should I do?

Builders usually have a policy and time line for corrections on new homes. Always make the requests to the builder in writing. Contact the Department of Commerce at 651-296-6319 if you feel your contractor has not performed per your contract.

Does the city enforce Homeowner Association (HOA) requirements?

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

Does the City of Carver 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. only.

What will my permit fees be for my project?

Building permit fees are based on the valuation of work to be completed with each project except for the following have fixed fees:

- Fences and small sheds (<120 sq ft)/\$20.00
- Water heater permits - \$30.00
- Water softener permits - \$30.00
- Furnace and air conditioner permits - \$65.00
- Deck permit - \$165.00
- Reroof & Reside - \$65.00

Building Permit Application:

<http://tinyurl.com/8ym6rsq>



For more information, visit these websites:

City of Carver

www.cityofcarver.com

Asbestos Information,

www.pca.state.mn.us/programs/asbestos_p.html

Contractor License Lookup,

<http://tinyurl.com/6sj9txr>

CCLD Review,

www.dli.mn.gov/cld/review.asp

EPA Lead Paint Rule,

www.dli.mn.gov/CCLD/lead.asp

EPA Mold & Moisture Information,

www.epa.gov/mold/index.html

State Of Minnesota Construction Code and Licensing Division (CCLD),

<http://www.dli.mn.gov/Ccld.asp>

Heritage Preservation Commission (HPC)



The HPC meets the second Tuesday of each month at The Church by the River at 6:30 to review, approve, and give assistance to contractors and homeowners that proposed exterior alterations to properties that are located in the Historic District. The Historic District has over 100 structures within its boundaries that are listed with the National Register of Historic Places.



The Carver Heritage Preservation Commission is responsible for monitoring changes to those properties within the Historic District. Preservation is essentially retaining and properly maintaining the existing historic aspects of a building.

All exterior alterations must be presented to the HPC for their review.

The following items need to be submitted to city hall, a week prior to the meeting dates to be on the monthly agenda:

- A completed Historical Alteration application.
- Plans that show specific proposed changes to the structure or property.
- Pamphlets/Brochures on products or materials that are will be proposed.

If you are unsure if your property/structure is located within Carver's Historical District or are unsure if your project is required to be reviewed by the HPC, please contact city hall. **952-448-5353**

HPC Downtown Preservation Commercial Design Guidelines:

<http://tinyurl.com/7y8f6b6>

HPC Application for Historic Preservation:

<http://tinyurl.com/7oyj75n>

Helpful websites for your restoration project.

Minnesota Historical Society

www.mnhs.org/

Technical Preservation Services

<http://www.nps.gov/tps/index.htm>

Roofing

<http://tinyurl.com/6txoayg>

Old House Web

<http://www.oldhouseweb.com/>

Traditional Building

<http://www.traditional-building.com/>

Window information:

Traditional Building

<http://tinyurl.com/7hvwst6>

Preservation Briefs

<http://tinyurl.com/2714bt>

Fine Home Building

<http://tinyurl.com/3oo9bud>

The Washington Times

<http://tinyurl.com/6r8llt6>

Xtranormal

<http://tinyurl.com/42yc5cd>

Old House Mechanic

<http://tinyurl.com/7g83ejj>

Additional Duties

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

- Staff performs soil erosion inspections after every rain fall that is greater than a ½ inch. We verify that contractors maintain effective erosion devices on their construction sites and that they keep our streets clean from soils.
- The Building Inspection Department also has a Certified Tree Inspector on staff that assists with many questions pertaining to diseased trees. For more information regarding tree diseases, visit these websites:

Minnesota Department of Agriculture
<http://www.mda.state.mn.us/invasives>

University of Minnesota
<http://pdc.umn.edu/>

University of Minnesota Extension
<http://www.extension.umn.edu/issues/eab/>

Minnesota Department of Natural Resources
<http://www.dnr.state.mn.us/invasives/index.html>



Building Inspection Staff Contacts:

Mark Pistulka, Building Official
mpistulka@ci.carver.mn.us

Ron Ericson, Building Inspector
rericson@ci.carver.mn.us

Diane Schwalbe, Administrative Assistant
dschwalbe@ci.carver.mn.us

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



Mt. Hope Cemetery

- Assists residents with all inquires on Mount Hope Cemetery lots.

Diane Schwalbe, Administrative Assistant
dschwalbe@ci.carver.mn.us

City of Carver Ordinance ~ Chapter 15

1500.03 Sale of Sites. All sites shall be purchased at the City Clerk's office at City Hall, Carver, Minnesota. All sites shall be sold in consecutive order or as determined by the City.

Subd. 1 The price per grave shall be as follows:

- (a) To the residents of the City or prior residents of the City of Carver \$550.00
- (b) Non-residents of the City of Carver \$900.00
- (c) An Administrative fee shall be charged \$ 25.00
- (d) Upon full payment of the purchase price of a site, the City Clerk shall issue a Cemetery Deed conveying the lot; said Cemetery Deed shall be executed by a City Representative and it shall be recorded in the records of the City.