

CITY OF LAPRAIRIE
NEW HOME RESIDENTIAL STATEMENT OF AGREEMENT
SUMMARY OF BUILDING REQUIREMENTS

2000 INTERNATIONAL RESIDENTIAL CODE
STATE AMENDMENTS TO IRC
MN STATE BUILDING CODE
MN STATE PLUMBING CODE

INTERNATIONAL MECHANICAL CODE
STATE AMENDMENTS TO IMC
MN STATE ENERGY CODE
MN ACCESSIBILITY CODE

**I, AS SIGNER OF THE PERMIT
AGREE TO THE FOLLOWING:**

_____ **I will**

- Place on site a valid permit prior to starting the project.
- Call for all of the required inspections.
- Request inspections 48 hours in advance.

_____ **I understand if I do not have:**

- The site posted with the address number;
- The permit and checklist posted on site prior to inspection; and
- The requested inspection ready, the inspector **will not** complete the inspection and I (applicant) am responsible to re-schedule when items are posted.

_____ **I agree** to comply with all requirements of the codes and city ordinances and will require all sub-contractors to be in strict compliance. If I am not familiar with or do not understand the requirements, I will seek professional advice.

_____ **I understand** the inspections listed on this page are not limited to or exclude any special inspections if noted on the plans and/or the permit card with an "X" by the required inspection. I also understand that this is a partial list and is not intended to be in its entirety.

By signing below I acknowledge that I have ready, understand and agree to the requirements listed and will follow all City requirements, Ordinances and State Codes.

Signature of Applicant

Printed Name

INSPECTIONS

Site-Shall be staked at building location and all property lines located and visible for inspection prior to issuance of permit. Lot corners, setbacks, size and location of building and accessory buildings, driveway locations. Site address shall be posted at this time.

Concrete Slab-All slabs prior to pour (forms to be placed, rebar hung prior to inspection).

Footing-Prior to pouring (forms to be placed and rebar hung prior to inspection).

Foundation-Prior to backfilling. The damp proofing and core pour shall be inspected.

Drain Tile-Prior to back filling.

Poured Walls-Prior to pouring concrete (all rebar and forms in place).

Electrical-Inspection required by State Electrical Inspector. The final inspection shall be completed prior to occupancy.

Framing-Required. All windows and doors are installed and **prior to** insulation being done. Lumber shall be stamped and trusses shall be engineered. Energy trusses on the home are encouraged.

Plumbing-Required. A master plumber is required to be at all tests. Back flow prevents are required. (Three inspections required; underground, rough in and final.)

Mechanical-Required a rough in, gas line air test (1 hour @ 25#), and a final inspection.

Insulation-Prior to covering, requirements must meet Category 1 or the New Energy Code.

Septic/Sewer/Compliance-Required.

Final-"Certificate of Occupancy required prior to occupying the building.

Additional Requirements:

Building address numbers shall be **DISPLAYED** on the building closest to the road and shall be visible from the road. The address numbers shall also be posted at the main entrance of the job site.

Date: _____

Property Owner Waiver

Minnesota State Contractor Licensing Requirements

The Purpose of this form is to have property owners acknowledge their responsibilities to the Minnesota State Building Code, to Zoning Ordinances, and to other applicable rules and regulations when they are acting as general contractor in building projects.

I understand that the State of Minnesota requires that all Residential Building Contractors, Remodelers, and Roofers, obtain a State License unless they qualify for a specific exemption from the licensing requirements. By signing this waiver, I attest to the fact that I am building or improving my property by myself. I claim to be exempt from the State License requirements because I am not in the business of building on speculation or for resale and this is the first residential structure that I have built or improved in the past 24 months.

I acknowledge that because I do not have a State License, I forfeit any mechanic's lien rights to which I may otherwise have been entitled under Minnesota State Statute 514.01.

I acknowledge that I may be hiring independent contractors to perform certain aspects of the construction or improvement of this property. Some of these contractors may be required to be licensed by the State of Minnesota. I understand that unlicensed residential contracting, remodeling, and/or roofing activity is a misdemeanor under Minnesota State Statute 326.92, subdivision 1, and that I forfeit my rights to reimbursement from the Contractor's Recovery Fund in the event that any contractors that I hire are unlicensed.

I also acknowledge that as the contractor on this project, I am solely and personally responsible for any violations of the State Building Code and/or jurisdictional Ordinance in connection with the work performed on this property.

Signature of Property Owner

Project Address

Date

Please return this signed waiver with the Building Permit Application.

To determine whether a particular contractor is required to be licensed, or to check on the licensing status of an individual contractor, call the Minnesota Department of Commerce, Enforcement Division at 651-296-2594, or toll-free at 1-800-657-3602.

MINNESOTA STATE CONTRACTOR & REMODELER LICENSE LAW

Notice to Homeowners: Be Sure Your Contractor is Licensed!

Know your Rights

The State of Minnesota recently adopted a statewide “Contractor and Remodeler License Law.” This law is designed to protect the consumer by requiring that contractors be licensed with the State. Contractors must apply to the State, post a bond, and show proof of insurance and competency. The law gives homeowners reasonable assurance that they are dealing with a reputable, professional contractor, and a place they can call to get general contractor information.

Getting Information on a Contractor

Contractors, with a few exceptions, who contract with a homeowner to perform home construction, remodeling, or repair, must be licensed with the Minnesota Department of Labor and Industry. Homeowners can call the Department of Labor and Industry Licensing Division at 800-342-5354, 651-284-5005 or visit the website at dli.mn.gov/business/residential-contractors-remodelers-roofers to obtain information on a specific contractor. Contractors must display their license number on the advertising and they must make it available to consumers. Building permits cannot be granted to contractors who are not properly licensed by the state.

Exceptions to Being Licensed

State law exempts contractors who have gross annual receipts from the construction business of less than \$15,000.00. also, exempt are specialty contractors who perform only one specialty skill.

Homeowner Rights if a Contractor is Not Licensed

If your contractor is required to be licensed by the State of Minnesota and you find that he/she is not, you may still have recourse under the law. Generally, the law provides that a contractor who is working in violation of the Minnesota State License Law has no lien rights and may not be able to enforce a contracted signed with a homeowner. If you find yourself in this situation, you should consult with an attorney to get sound legal advice. You should never knowingly hire someone who is deliberately violating the State License Law.

Working on Your Own Home

You can obtain permits to do work on your own home. The License Law was written to ensure a reasonable degree of protection for you as the consumer of construction services, not to discourage homeowners from doing work on their own property. For your safety, building permits are required for most construction projects.

**For more information on State Licensing, contact the
Minnesota Department of Labor and Industry at 800-342-5354 or 651-284-5005.**

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Mechanical Require a rough in, gas line air test (1 hour @ 25\$), and a final inspection.

Septic/Sewer/Compliance

Final "Certificate of Occupancy" required prior to occupying the building.

Additional Requirements:

Building address numbers shall be **DISPLAYED** on the building closest to the road and shall be visible from the road. The address numbers shall also be posted at the main entrance of the job site.