



801 Washington Street
Northfield, MN 55057

BUILDING PERMITS REQUIRED AND EXEMPTED

PERMITS REQUIRED. Except as specified in Subparagraph (4) of MN Building Code 1300.0120, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official.

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 120 square feet ([11.15](#) mm²);
- (2) Fences not over six feet (1,829 mm) high;
- (3) Oil derricks;
- (4) 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;
- (5) Water tanks supported directly upon grade if 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;
- (6) Sidewalks and driveways that are not part of accessible route;
- (7) 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;
- (8) Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work;
- (9) Temporary motion picture, television, and theater stage sets and scenery;
- (10) Prefabricated swimming pools 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 are 24 inches (610 mm) or less in depth, do not exceed 5,000 gallons (19,000 L) and are installed entirely above ground;
- (11) Window awnings supported by an exterior wall of Group R-3, and Group U occupancies;
- (12) Movable cases, counters, and partitions not over five feet, nine inches (1,753 mm) in height; and

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- (13) Agricultural buildings as defined in Minnesota Statutes, section [326B.103](#), subdivision 3.

Unless otherwise exempted, plumbing, electrical, and mechanical permits are required for sub-items (1) to (13).

B. Gas:

- (1) Portable heating, cooking, or clothes drying appliances; and
- (2) Replacement of any minor part that does not alter approval of equipment or make the equipment unsafe.

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; and
- (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.

D. Plumbing: the clearing of stoppages, provided the work does not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

If you have any questions, please contact the Building Inspection Division of the Community Development Department at 507-645-3004