



2415 Wilshire Blvd
 Mound, MN 55364
 Phone 952-472-0607
 Fax 952-472-0620

BUILDING PERMIT

Handout Given _____

Lead Handout Given _____

SITE ADDRESS: _____ **PID:** _____

- 1) Was the home constructed before 1978? (YES , continue with line 2, NO continue without completing EPA Section)
- 2) Will the work disturb ≥6 sq ft of interior painted surfaces or ≥20 sq ft of exterior painted surfaces? (YES go to line 4, NO line 3)
- 3) Are there any windows being replaced? (YES , go to line 4, NO continue without completing EPA Section)
- 4) Has this home been Certified Lead Free? (YES , you MUST Attach Certification Information, NO complete line 5)
- 5) EPA Contractor Certification Number: **NAT** -

PROPERTY OWNER: _____ **Address:** _____

City: _____ State: _____ Zip: _____ Email: _____

Contact Name: _____ Phone: _____

CONTRACTOR: _____ **Address:** _____

City: _____ State: _____ Zip: _____ Phone: _____ Fax: _____

Contractor License No: _____ **Contact Name:** _____ **Phone:** _____

Email: _____

ARCHITECT: _____ **Address:** _____

City: _____ State: _____ Zip: _____ Phone: _____ Fax: _____

Email: _____ **Contact Name:** _____ **Phone:** _____

TYPE OF WORK:
 Commercial Residential New Construction Deck Window/Door Alteration
 Change of Use Pool # being replaced _____
 Finish Basement Retaining Wall Misc Other
 Remodel Porch
 Addition Demolition
 Garage-Attached/Detach Misc Other
 Accessory Structure

EST. VALUATION OF WORK
 \$ _____
 Square feet: _____

Detailed Description of Work: _____

Signature of this application by the legal property owner or a licensed contractor, as the owner's representative, is required and authorizes the Zoning Administrator or designee and the Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice. I hereby acknowledge that I have read this application and state that all information is true and correct to the best of my knowledge. I further agree that all work performed will be in accordance with approved plans, specifications and conditions and to abide by all ordinances of the Municipality and the laws of the State of Minnesota regarding actions taken pursuant to this permit. I agree to pay all plan review fees even if I choose not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection, will be subject to a penalty.

SIGNATURE OF APPLICANT: _____ **DATE:** _____

PRINTED NAME: _____ Owner Contractor Owner's Representative

OCCUP. TYPE: _____ **CONST. TYPE:** _____ **CODE:** _____ **BLDG SPRINKLED** Yes / No

VALUATION: \$ _____ **COPIED** _____ **APPROVED** _____

Permit Fee: \$ _____					
Plan Review Fee: \$ _____					
State Surcharge: \$ _____					
Site Inspection Fee: \$ _____					
S.E.C. Fee: \$ _____					
Investigation fee / Other Fee: \$ _____					
Copy Charge (\$.25 per 8.5 x11 page) \$ _____					
License Check (\$5) / Lead Check (\$5) \$ _____					
Sub Total \$ _____					

Special Conditions/Required Setbacks: _____

Building Approval By: _____ **DATE:** _____

Printed Building Approval By: _____ License Verification Lead Verification - Checked By: _____

City Approval By: _____ **DATE:** _____

Information supplied on this form will be considered public according to the MN Government Data Practices Act.
 See reverse side for an important statement regarding Indian Mounds.

TO BE FILLED OUT BY APPLICANT - INCOMPLETE APPS MAY NOT BE PROCESSED

OFFICE USE ONLY

Supplemental Information for Building Permits Indian Mounds and Earthwork Sites

Historic Indian burial mounds and/or earthwork sites have been discovered in and around the City of Mound. While many of the sites have been severely impacted by development over the years, they do receive protection under state law. **Penalties are imposed for unauthorized disturbance of Indian burial mounds.** Additional information may be obtained through the Minnesota State Archeologist.

Any formal investigation of a site, including a determination of whether a mound or burial area exists on a subject site, is the responsibility of the property owner or developer. The issuance of permits by the City to do work on a site **does not** relieve the owner or developer of that responsibility.

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RESIDENTIAL ADDITIONS

REQUIRED INFORMATION WHEN APPLYING FOR A PERMIT

- 1. A completed building permit application with EPA certificate and contractor's license, if applicable.
- 2. Rules related to wetlands, floodplain and erosion control are under the jurisdiction of the MCWD. You are directed to contact the MCWD (952-471-0590) related to applicable permits that may be needed to undertake your project. **The building permit will not be released until the City is provided a copy of the MCWD permit(s) and/ or receipt of written/email confirmation from the MCWD that no permit is needed for the project.**
- 3. An accurate, scaled drawing of the property including: all existing property lines, existing buildings and proposed addition(s) and distances from buildings to property lines (see sample on pg. 4). A Certificate of Survey may be required if individual issues warrant.
- 4. Hardcover Calculation Sheet
- 5. Building Height Calculation form and required drawing
- 6. Property Owner as Building Permit Applicant form (if applicable)
- 7. Plans. Two sets of plans should be **drawn to scale** and indicate the following:

NOTE: On large additions a \$1000 erosion control escrow and a \$5000 project management escrow may be required at the discretion of staff.

FLOOR PLAN:

- Location of exterior walls
- Location of all existing and proposed interior walls
- Name of each existing and proposed room
- Location and sizes of windows and doors
- Wall construction materials
- Location of existing or proposed plumbing fixtures, furnace, water heater, etc.
- Location of stairways, fireplaces, etc.
- Location of smoke detectors

CROSS SECTION PLAN:

- Proposed finished ceiling height
- Finish materials for walls, floor, and ceiling
- Existing and proposed insulation and vapor barrier

REQUIRED INSPECTIONS

Call MnSpect at (952) 442-7520 to make an appointment. All inspection requests require a 24-hour notice. Required inspections are as follows:

1. **Preconstruction Site Inspection** – May be required depending on site conditions. Separate fee will be charged at permit issuance.
2. **Footing and/or Foundation** – Inspect footing prior to placement of concrete; foundation prior to backfilling. When applicable, damp-proofing and insulation must be in place.
3. **Framing/ Insulation** - to be made after all framing, insulation and ductwork is in place and the rough electrical, and plumbing systems are approved.
4. **Final** - to be made when work is complete and after final approval of electrical.

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SMOKE DETECTORS

Required. See attached “Smoke Detectors” handout for details.

MINIMUM CLEAR DIMENSIONS

- 2’6” Width for toilet (centered)
- 3’0” Hall width
- 3’0” Stairway width
- 7’6” Ceiling height in habitable rooms (living, sleeping, eating, cooking)

ESCAPE WINDOWS AND WINDOW WELLS

Required. See attached “Emergency Escapes” handout for details.

NATURAL LIGHT

All habitable rooms shall be provided with aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.

FRAMING

Lumber shall be grade-stamped. The bottom wall plate shall be treated wood and securely fastened to the floor slab with nails/screws or construction adhesive. Engineered floor trusses/beams shall not be notched, or altered without written approval from the manufacturer.

STAIRWAYS

Minimum stairway headroom clearance is 6’8” (measured vertically from a plane parallel and tangent to the stairway tread nosing to the above at all points). Landings at the bottom of the stairways required 36” of depth before the door or the wall. All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads.

ENCLOSED AREA UNDER STAIRS

The walls and ceiling of an enclosed space below an interior stairway shall be protected with one layer of 1/2” type X gypsum board. If the area is greater than 100 square feet, a heat run shall be provided to the area for ventilation.

INSULATION

Foundation walls require R-10 insulation. Framed walls require R-19 insulation. Attic requires R-44 insulation. Rigid foam insulation with a frame spread rating greater than 75 and/or a smoke density rating greater than 450 shall be protected with 1/2” gypsum board or 1/4” plywood.

Bathtub trap openings and other penetrations in the floor above shall be filled with fiberglass or foam insulation.

A vapor barrier (4 mil poly or equal) is required on the warm side of insulated exterior walls. This includes behind the showers and tubs on exterior walls. Water resistive gypsum board cannot be applied over another vapor barrier (such as 4 mil poly), or on ceilings.

CERAMIC TILE

Ceramic tile in the shower/tub area shall be applied over concrete board.

SAFETY GLAZING

Safety glazing is required in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathrooms and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60" above the walking surface.

Safety glazing is required in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60" above the walking surface.

MECHANICAL – Separate permit required

All habitable rooms shall be provided with a heating system capable of maintaining 72 degrees Fahrenheit at a point three feet above the finished floor.

Main trunk lines are to be adequately sized to allow additional supply branch ducts to be provided to any additional finished rooms. Provide return air ducts, the same size as the supply ducts, to all rooms but the kitchen and bathroom.

Each bathroom requires an exhaust fan to the exterior. The ducts shall be insulated to an R-4.2 the first three feet from the exterior wall, and terminate at least three feet from any opening such as an openable window or combustion air duct in the exterior wall.

FIREPLACES – Separate permit required

PLUMBING – Separate permit required

An access panel is required for hose bib shutoff valves and upper level tub traps. A shower or combination shower/bath must be equipped with an anti-scald type shower control valve. The valve must be the thermostatic or pressure-balancing type.

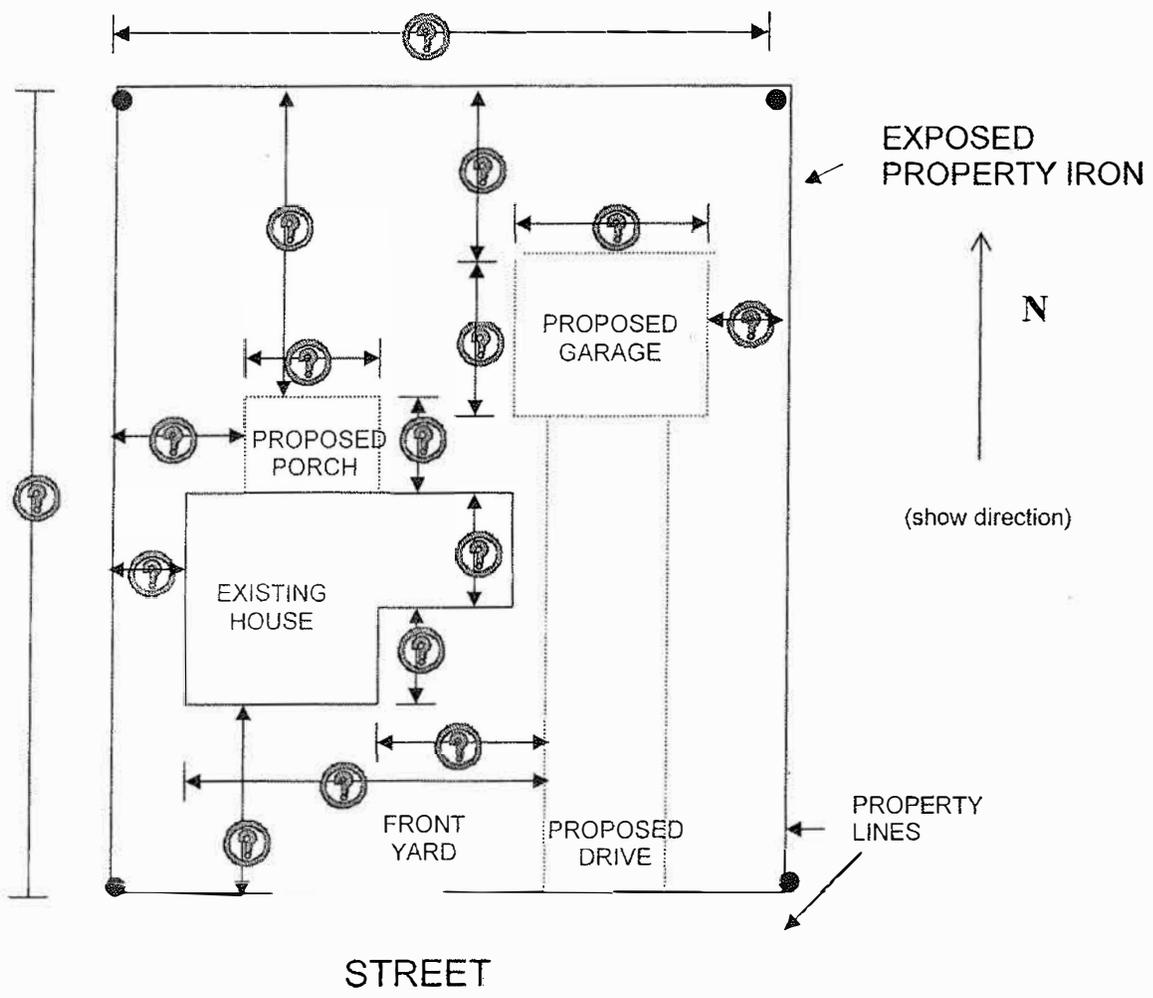
ELECTRICAL

A separate State Electrical Permit is required for any new wiring and must be obtained by the person doing the work. The application form is available at the City Building Inspections Department or on line at cityofmound.com.

NOTE: IT WILL TAKE APPROXIMATELY 7 TO 10 BUSINESS DAYS TO GET A PERMIT ONCE THE PLANS AND APPLICATION HAVE BEEN REVIEWED FOR ZONING COMPLIANCE AND SUBMITTED FOR BUILDING OFFICIAL REVIEW.

SAMPLE OF SITE PLAN

1 INCH = ___ FEET





BUILDING HEIGHT CALCULATION HOW-TO FORM

Per Mound City Code, building height and building line are defined as follows:

Subd. 14. Building Height. The vertical distance to be measured from the average grade of a building line to the top, to the cornice of a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance of the highest gable on a pitched or hip roof.

Subd. 15. Building Line. A line parallel to the street right-of-way or the ordinary high water level at any story level of a building and representing the minimum distance which all or any part of the building is set back from said right-of-way line or ordinary high water level.

1. Describe the type of roof style proposed: _____ (ie. pitched, flat, shed roof, etc.)
2. Provide the average grade elevation of the building line facing the street. _____ based on proposed grades referenced on submitted survey.
3. Provide the average grade elevation of the building line facing the lake. _____ based on proposed grades referenced on submitted survey.
4. Provide the average grade elevation of the building line(s).
_____.
5. Provide the height of the proposed structure as measured from the lowest grade elevation to highest point of structure. _____.
6. The applicant (or designated representative) must provide written and graphic information to confirm that the proposed height of the new structure, based on the Zoning Ordinance definition, meets the height regulations of 2 ½ stories or thirty-five (35) feet. Please note that the graphic documented **must be scaled** to allow for checking by Staff. Samples attached.

COMBUSTION AIR/MAKE-UP AIR WORKSHEET

Date: _____

Name: _____ Site Address: _____

Total floor Area (including basement): _____

Size of Room with Combustion Equipment: _____

Average Ceiling Height _____ Number of Bedrooms _____

***Check all that apply**

Year Home was Constructed

Pre-1994

1994-2003

2004 and After

Combustion Equipment (Existing & New)

	Atmospheric Vent	Fan Assist/ Power Vent	Direct Vent	Electric
Water Heater Input: _____ BTU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Furnace/Boiler Input: _____ BTU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Furnace/Boiler Input: _____ BTU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fireplace

Gas Direct Vent	Gas Log Insert	Wood Burning Solid Fuel	Factory Wood Burning Solid Fuel Closed Combustion Air
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ventilation System/Per Energy Code, Not Mechanical Code

Exhaust Only	Balanced(HRV/ERV)	None
<input type="checkbox"/> Fan 1 CFM: _____ Fan 2 CFM: _____	<input type="checkbox"/>	<input type="checkbox"/>

Exhaust Systems

	Yes	No
Kitchen	<input type="checkbox"/> CFM: _____	<input type="checkbox"/> CFM: _____
Central Vacuum	<input type="checkbox"/> CFM: _____	<input type="checkbox"/> CFM: _____
Bath Fan	<input type="checkbox"/> CFM: _____	<input type="checkbox"/> CFM: _____
Other	<input type="checkbox"/> CFM: _____	<input type="checkbox"/> CFM: _____

New Code Requirements from the IMC and IFGC (with applicable State Amendments)

- Pressure equalization – Make-up Air and Combustion Air worksheets
1346.501.4 & 1346.5304
- Stud Cavities shall not convey air from more than one floor level *IMC 602.3*
- All exposed gas lines (except black steel) shall be labeled “GAS” and include the working pressure of the line *IFGC 401.5 & 1346.5401.5.1*
- Gas piping protection - nail plates must extend 4” beyond wall plates and studs *IFGC 404.5*
- Sediment trap – drip leg must be a minimum of 3” in length *1346.5408.4*
- Piping support – ½” O.D. tubing supports spaced at intervals not exceeding 4’ *IFGC 415.1*
- Testing of gas piping – test pressure of not less than 25psi, test duration of 10 minutes (with prior approval from the Building Official), test gauge with 2psi increments or less with a pressure range of not greater than twice the test pressure applied, and the test pressure shall be within the middle 50 percent of the test gauge pressure range *1346.5406.4.1 – 1346.5406.4.3*

Exit Terminations of vents, exhausts, and intakes	<u>Windows/Doors/Gravity Air Inlets</u>	<u>Grade Level</u>	<u>Forced Air Inlet</u>	<u>Gas meter</u>
<u>Kitchen Bath Dryer HRV Exhausts</u>	3 foot min. any direction	1 foot min. above finish grade	3 foot min. below, if within 10 feet horizontally	
<u>Mechanical Draft Equipment</u>	4 foot min. below or 4 foot min. to the side, 1 foot min. above	1 foot min. above finish grade	3 foot min. above within 10 feet horizontally	3 foot min. to the side, not directly above meter
<u>Combustion Air Intake</u>	0 feet clearance needed	1 foot min. above finish grade	0 feet clearance needed	3 foot min. below, within 10 feet horizontally
<u>HRV Exhaust</u>	3 foot min. any direction	1 foot min. above finish grade	3 foot min. below, if within 10 feet horizontally	
<u>Direct Vent Appliance</u>	Input(btu/hr) <10k = 6" 10k-50k = 9" >50k = 12"	1 foot min. above finish grade	Input(btu/hr) <10k = 6" 10k-50k = 9" >50k = 12"	



Smoke/CO Detectors

GENERAL REQUIREMENTS

The following shall be provided with smoke detectors:

- Dwelling units
- Congregate residences
- Hotel or lodging house guest rooms that are used for sleeping purposes

All detectors must be installed in accordance with the approved manufacturer's instructions.

SINGLE-FAMILY OCCUPANCY REQUIREMENTS

When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created, smoke detectors shall be installed throughout the existing dwelling unit as required for new dwellings; the smoke detectors shall be interconnected and hard wired. (Exception: When alterations/repairs do not result in the removal of interior walls or ceiling finish, unless there is an attic, crawl space or basement available that could provide access or work on the exterior that does not require entry into the interior for inspection.)

- a. One in each sleeping room.
- b. One outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- c. A smoke detector shall be installed on each story and in the basement.
- d. In dwellings where a story or basement is split into two or more levels the smoke detector shall be installed on the upper level except when the lower level contains a sleeping area, a detector shall be installed on each level.

POWER SOURCE

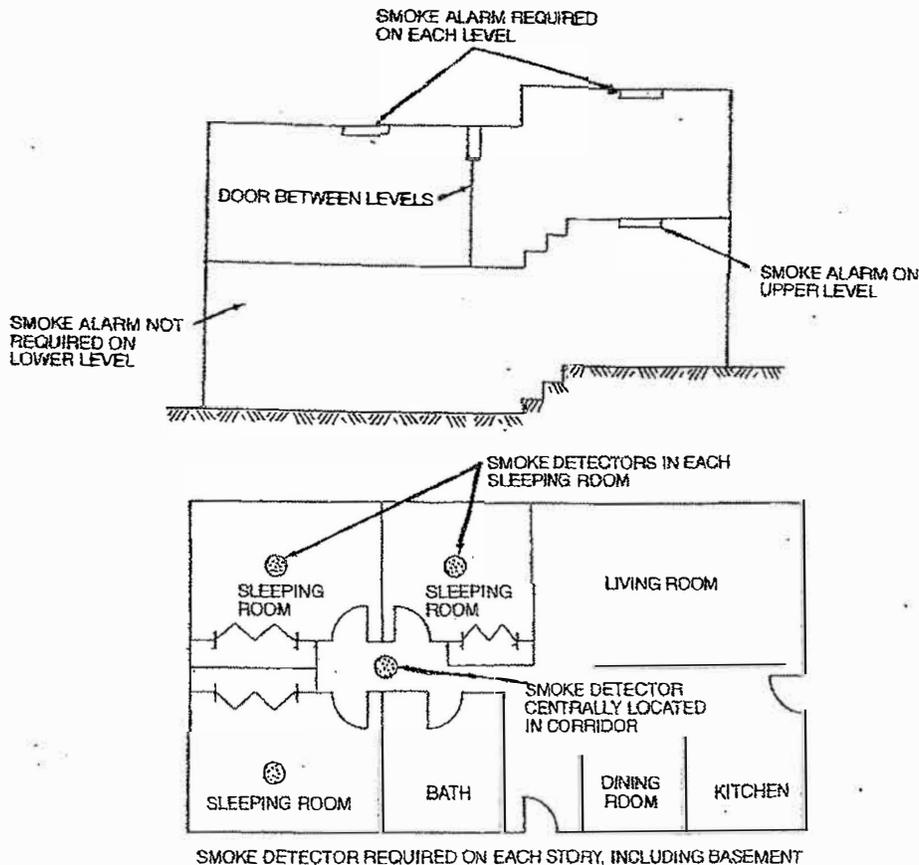
In new construction, the smoke detectors must receive their power from the building wiring and have a battery backup in the event power is lost. In remodeling where connection to the building wiring is difficult to achieve, battery operated detectors may be used.

Wiring must have no disconnecting means other than the primary over current protection. This means detectors must be wired directly into the building's wiring system and that no switches, plugs or mechanical disconnects are permitted between the main fuse box and the detector.

LOCATION OF SMOKE DETECTORS IN DWELLING UNITS

Smoke detectors must be located in each sleeping room and centrally located on the ceiling or wall of the hallway or area giving access to sleeping rooms. When the unit has more than one story, a detector must be placed on each floor, including the basement. Where sleeping rooms are on an upper floor, the code requires the detector to be placed on the ceiling in close proximity to the stairway.

In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors must sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.



C.O. DETECTORS

Carbon monoxide (C.O) detectors must be located within 10 feet of each bedroom doorway. They can be plug-in, hardwired, or battery operated.

If you have any questions or need to schedule an inspection please call the Building Inspections Department at **(952) 442-7520** or toll free **1-888-446-1801** between 7:30 a.m. and 4:30 p.m. Monday thru Friday.



EGRESS WINDOW INFORMATION

These requirements pertain to new construction, additions or change of existing use to sleeping quarters.

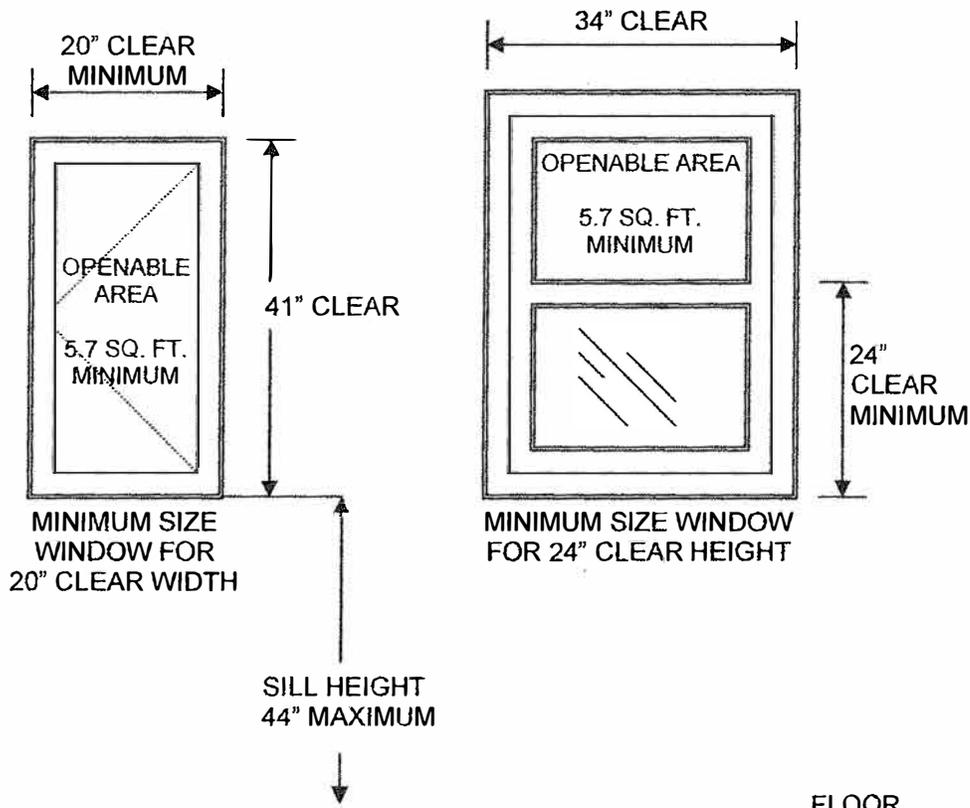
LOCATION OF EMERGENCY ESCAPES

Basements with habitable space and every sleeping room shall have at least one operable window or door approved for emergency escape or rescue. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools.

GENERAL REQUIREMENTS

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. Grade floor openings shall have a minimum net clear openable area of 5.0 square feet. The minimum net clear openable height dimensions shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches.

When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches above the floor.





SURVEY REQUIREMENTS

PERMIT & ZONING APPLICATION AND AS-BUILT SURVEY REQUIREMENTS

Each certified land survey shall indicate that permanent iron monuments are in place at each lot corner. The survey shall also show the following:

1. North arrow and scale of drawing.
2. Legal description of parcel.
3. Lot area of parcel measured in square feet and dimension of all lot lines. Lot area is measured above the Ordinary High Water as listed below (929.4 for Lake Minnetonka).
4. Dimensions and location of all known easements, and type of easement.
5. Location of all existing buildings. For remodeling or addition permits, dimensions of each building and reference distances from the lot lines to the nearest point of each building must be shown.
6. Location of existing utilities, including but not limited to manholes, hydrants, catch basins power poles, and telephone boxes. Show all **existing and proposed sewer and water service locations, and where they come into the structure with dimensional ties**. Water shut off cannot be located in the driveway.
7. Front, side, and rear yard setback dimensions to existing and proposed buildings; all outside dimensions of buildings, including **decks and fireplaces**.
8. Setback dimensions to existing buildings located on adjacent lots if they are within 25 feet of side lot line; first floor and at grade elevations of corners of buildings on adjacent lots.
9. Location of irons at each side lot line establishing proposed front building line. The maintenance of these irons, once established by the surveyor, shall be the responsibility of the building permit applicant. Wood stakes or lath shall be placed at the four corners of the proposed building.
10. Location of proposed driveway, future garage site if not included with building permit application and minimum of two (2) off-street parkway spaces (325 S.F. per stall).
11. Benchmark elevation to National Geodetic Vertical Datum (N.G.V.D.) and description of location. Benchmarks are available at City Hall, 952-472-0600.
12. Grade elevations at the following points (additional elevations may be required):
 - a. Existing and proposed at each lot corner.
 - b. Existing street elevations (centerline and top of curb) at each lot line extended and both sides of proposed driveway at intersection with street.
 - c. Existing elevations on side lot lines, at extension of proposed front and rear building lines and any major grade changes.
 - d. Proposed lowest floor, garage floor, and top of foundation elevations.
 - e. Existing and proposed elevations at all major corners of building.
 - f. Existing and proposed elevations at top and bottom of any major slopes.
 - g. Proposed finished grade at front building line and/or ordinary high water line.
 - h. **TOP OF BLUFF AND SETBACK FROM TOP OF BLUFF.**

13. Location and elevations at top and bottom of any proposed retaining walls.
14. Dimension of lot frontage on public street and at Ordinary High Water Mark.
15. Lot width dimension as measured at the minimum front setback line and at the 50 foot lakeshore setback from the Ordinary High Water Mar.
16. Proposed direction of surface water drainage indicated by arrows and elevations, and percent of slope on driveway if applicable.
17. The Ordinary High Water elevation/contour must be shown if lot abuts body of water or is within 50 feet of said water.
18. The Floodplain elevation/contour must be shown and labeled (Both MCWD and City). Any possible wetlands should also be marked. Filling within the floodplain and wetlands shall not occur without permission from the City of Mound and the Minnehaha Creek Watershed District.

	Ordinary High Water	Flood Elevation	Lowest Floor Elevation
LAKE MINNETONKA	929.4	MCWD 931.5 / CITY 931	933
DUTCH LAKE	939.2	940	942
LAKE LANGDON	932.1	935	937

FOUNDATION SURVEY REQUIREMENTS

As part of the pre-construction site inspection the following staking is required to be completed:

1. Setback dimension stakes on the property line with setback dimension measurement to at least three foundation corners of the proposed structure.
2. Offset and grade stakes to proposed foundation corners.

After foundation is in place and prior to construction proceeding, contractor is to have surveyor verify in the field the location and elevation of building foundation per building plan requirements and a survey copy given to the City of Mound for approval to proceed.

NOTE: Foundation survey verification documentation requirement may be waived if the setbacks for the subject property are 5 feet or greater over the established minimums of front, side, and rear setback requirements for the district.

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HARDCOVER CALCULATIONS

(IMPERVIOUS SURFACE COVERAGE)

PROPERTY ADDRESS _____

OWNER'S NAME: _____

LOT AREA _____ SQ. FT. X **30%** = (for all lots)

LOT AREA _____ SQ. FT. X **40%** = (for Lots of Record)

* Existing Lots of Record may have 40 percent coverage provided that techniques are utilized, as outlined in Zoning Ordinance Section 129-385 (see back). A plan must be submitted and approved by the Building Official.

	LENGTH	X	WIDTH	=	SQ FT
HOUSE	_____	X	_____	=	_____
	_____	X	_____	=	_____
TOTAL HOUSE					_____
DETACHED BUILDINGS	_____	X	_____	=	_____
(GARAGE/SHED)	_____	X	_____	=	_____
TOTAL DETACHED BUILDINGS					_____
DRIVEWAY, PARKING	_____	X	_____	=	_____
AREAS, SIDEWALKS,	_____	X	_____	=	_____
ETC.	_____	X	_____	=	_____
TOTAL DRIVEWAY, ETC					_____
DECKS Open decks (1/4" min.	_____	X	_____	=	_____
Opening between boards) with a	_____	X	_____	=	_____
pervious surface under are not	_____	X	_____	=	_____
counted as hardcover.	_____	X	_____	=	_____
TOTAL DECK					_____
	_____	X	_____	=	_____
	_____	X	_____	=	_____
TOTAL OTHER					_____
TOTAL HARDCOVER/ IMPERVIOUS SURFACE					_____

UNDER/ OVER (indicate difference)

PREPARED BY _____

DATE _____

SUMMARY OF HARDCOVER RULES
Excerpts from the Mound Zoning Ordinance

Section 129-2 Definitions

Impervious cover means any surface impervious or resistant to the free flow of water or surface moisture. The term "impervious cover" shall include, but not be limited to, all driveways and parking areas whether paved or not, tennis courts, sidewalks, patios and swimming pools. Open decks (one-quarter-inch minimum opening between boards) shall not be counted in impervious cover calculations.

Lot area, minimum, means the area of a lot in a horizontal plane bounded by the lot lines, but not including any area below the ordinary high-water level as determined by the city or department of natural resources. (The ordinary high-water level for major lakes in the city: Lake Minnetonka = 929.4; Dutch Lake = 939.2; Lake Langdon = 932.1.)

Section 129-196 Requirements applicable to all residential districts

(a) Lot coverage. Impervious surface coverage of lots in residential zones shall not exceed 30 percent of the lot area. On existing lots of record, impervious coverage may be permitted to up to a maximum of 40 percent consistent with the provisions identified in section 129-385(g)(2)a.

Section 129-385 Zoning - Shoreland Management

(2) Specific standards.

- a. Impervious surface coverage of lots in residential zones shall not exceed 30 percent of the lot area. On existing lots of record, impervious coverage may be permitted by a maximum of 40 percent providing that the following techniques are utilized as applicable:
 - 1. Impervious areas should be drained to vegetated areas or grass filter strips through the use of crowns on driveways, direction of downspouts on gutters collecting water from roof areas, etc.
 - 2. Dividing or separating impervious areas into smaller areas through the use of grass or vegetated filter strips such as the use of paving blocks separated by grass or sand allowing infiltration.
 - 3. Use grading and construction techniques which encourage rapid infiltration such as the installation of sand or gravel sump areas to collect and percolate stormwater.
 - 4. Install berms to temporarily detain stormwater thereby increasing soil absorption.
- b. Impervious surface coverage in lots in the business and industrial zones shall not exceed 30 percent of the lot area. In business and industrial zones that are included within areas covered by an approved stormwater management plan, impervious surface coverage shall not exceed 75 percent of the total lot area.

BUILDING PERMIT APPLICANT: PROPERTY OWNER

I, _____, understand that the State of Minnesota requires that all

Property Owner

residential building contractors, remodelers and roofers obtain a state license unless they qualify for a specific exemption from the licensing requirements. This license requirement applies to owners of residential real estate who build or improve such property for purposes of speculation or resale.

By signing this document, I attest to the fact that I am improving this house for my own use and am not building or improving this house for the purpose of reselling it. I hereby claim to be exempt from the state licensing requirements because I am not in the business of building or remodeling on speculation or for resale and that the house for which I am applying for this permit, located at:

Property Address

Mound, is the only residential structure I have built or improved in the past 24 months.

Furthermore, I acknowledge that I may be hiring independent contractors to perform certain aspects of the construction or improvement of this house and I understand that 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 Minn. Stat. §326B.082, subd. 16 and can also result in a fine of up to \$10,000. I further state that I understand that the filing of a false statement with the City of Mound may also result in criminal prosecution and/or civil penalties pursuant to applicable city ordinances and/or state statutes.

I have also been informed and acknowledge that by listing myself as the contractor for this project, I alone will be responsible to the City of Mound for compliance with all applicable building codes and city ordinances in connection with the work being performed on this property. **I also understand that if I hire an unlicensed contractor, my only recourse in the event I have a dispute with my contractor will be to pursue private civil action (lawsuit) against the contractor, and that even if I am successful in a lawsuit, I will not be able to make a claim for compensation from the Contractor Recovery Fund, the state's consumer protection program for licensed contractors.**

Signature

Date

For questions or information on contractor licensing, or to check the licensing status and enforcement history of a particular contractor, call the Minnesota Department of Labor and Industry, Construction Codes and Licensing Division, at (651) 284-5069 or 1-800-657-3944, or visit their web site at: www.dli.mn.gov/CCLD/RBC.