



COMMUNITY DEVELOPMENT DEPARTMENT

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Deaf and Hard of Hearing callers should contact the Minnesota Relay Service at 1-800-627-3529 V/TTY or call 711

SPECIFICATIONS FOR INTERIOR REMODELING

If you have questions, please contact a Customer Service Representative at 763-531-1000

The information in this pamphlet is not meant to cover all guidelines and requirements of city code. You should contact the city about required permits and specifications before beginning any project.

A building permit is required for any interior remodeling of residential dwellings. All remodeling must comply with the requirements of the Minnesota Energy Code. In addition, specific permits are required for all of the following:

- * Any replacement, altering, converting, or moving of appliances and fixtures, such as:
 - **water heaters**
 - **air conditioners**
 - **gas ranges**
 - **gas fireplaces**
 - **furnaces**
 - **mechanical vents**
- * All mechanical, electrical, plumbing, electrical, water and sewer work, including:
 - **replacement or moving of fixtures**
 - **new hook-ups**
 - **drain tile and sumps**
 - **wires and circuits**
 - **drain, waste, and vent**
 - **electrical repair, replace and new**

REQUIRED INFORMATION WHEN APPLYING FOR A PERMIT:

- * City of Crystal building permit application
- * Two copies of a floor plan, drawn to scale, showing the existing walls and structures, specifics of the remodeling and type of materials being used, including:
 - size, location, and spacing of studs, posts, joists, and rafters
 - size of headers
 - size, location, and type of window and door openings
 - type of lumber to be used
- * Two copies of a wall cross-section for all wall additions detailing:
 - stud spacing
 - interior finish
 - type and location of insulation

BUILDING CODE REQUIREMENTS:

Stairways

- * If a stairway is to be provided, the minimum clear width is 36". Maximum tread rise is 7-3/4", minimum tread rise is 4", and minimum tread run is 10".
- * The dimensions of any one tread run or riser may not vary from the dimensions of any other tread run and rise by more than 3/8".

Guards and Handrails

- * All decks, landings, ramps, balconies and porches which are more than 30" above grade must be protected by a guardrail at least 36" in height. Open guardrails and stair railings must have intermediate rails or an ornamental pattern that a 4" sphere cannot pass through.
- * A handrail shall be provided at all stairways having 4 or more risers.
- * Handrails shall be placed not less than 34" or more than 38" above the nosing of the treads. They shall be continuous the full length of stairs from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight.
- * Handrail ends must be returned or terminated in posts.
- * Handrails shall have a grippable cross section of not less than 1¼" or more than 2" in cross-sectional dimension or the shape shall provide an equivalent gripping surface.
- * The handgrip must have a smooth surface with no sharp corners and edges shall have a minimum radius of 1/8".
- * Handrails adjacent to a wall shall have a space on not less than 1½" between the wall and the handrail.

Smoke Alarms/CO Alarms

- * Smoke alarms must be installed in all sleeping rooms and in all areas giving access to sleeping rooms.
- * Each story, including the basement, must have a smoke alarm.
- * Primary power for required smoke alarms shall be from building wiring and shall be equipped with battery backup. Smoke alarms in existing portions of the dwelling may be solely battery operated.
- * Smoke alarms must be audible in all sleeping rooms.
- * Effective August 1, 2008, all existing single family homes shall be equipped with approved carbon monoxide alarms.

Emergency Escape and Rescue Egress Windows

- * Basements with habitable space and every sleeping room must have an emergency escape/rescue egress window (see "Specifications for Emergency Escape and Rescue Egress Windows" handout).