



General Permit Information

Most home improvements require some type of permit. These regulations were established to ensure compliance relating to minimum building safety and zoning requirements within the City of Fairmont. Permit fees defray costs associated with plan review, permit issuance and inspections.

In addition to new home construction, permit and inspection approvals are required for the following types of projects:

Building Permits

- ◇ Additions to dwellings, garages and other out buildings
 - ◇ Three season or screen porches
 - ◇ Open deck over 30" above grade
(structural repairs: replacement of decking, stairs, handrails, guardrails, etc.)
 - ◇ Garages and carports
- ◇ Storage buildings in excess of 120 square feet
- ◇ Remodeling, moving or installing walls and finishing off basements
 - ◇ Reroofing
 - ◇ Window replacement

Zoning Permits

- ◇ Fences
- ◇ Signs
- ◇ Open deck if under 30" above grade
- ◇ Storage buildings less than 120 square feet
- ◇ Steps (landings under 25 square feet)
- ◇ Stairs to lake (landings under 9 square feet)
- ◇ Demolition

Plumbing/Mechanical Permits

- ◇ Installation or changes made to plumbing, heating, ventilating or air conditioning systems
- ◇ Installation or changes made to fireplaces, wood stoves or other solid fuel burning appliances

Replacing cabinetry, floor coverings, wallpaper, painting or similar cosmetic changes do not require a permit. Driveways that involve a new curb cut or a change to the existing curb cut require a permit. Sidewalks are exempt from permits. If your property is located in the Shoreland Management Area, contact our office to check the percentage of impervious coverage prior to starting your project.

Electrical installations or changes to electrical systems are inspected by the State Electrical Inspector, Doug Lutterman. Contact Inspector Lutterman at (507) 847-4336.



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Prior to any excavation or grading, it is critical to have all underground utilities located. At least 48 hours prior to digging, (excluding weekends and holidays) contact Gopher State One Call at (800) 252-1166.

Persons living in their home may obtain permits and perform work on their property. This does not include rental or commercial business properties.

If you have the expertise and time, improving your property can be very rewarding and satisfying. The Building Inspection Department has informational material which may be of assistance to you prior to commencing your proposed project.

Contractors are often hired to perform work for homeowners. For your protection, it is wise to follow these simple tips:

- ◆ Get competing bids from two or more contractors.
- ◆ Ask for verifiable references.
- ◆ Ask for copies of proof of liability insurance, bonding, workman's compensation insurance and state licenses. You can inquire at the Building Inspection Department to confirm the validity of a contractor's license.
- ◆ Initiate a contract which totally clarifies the work to be done, the contractor's and property owner's responsibilities and the amount and methods of payment.
- ◆ DO NOT SIGN A CONTRACT IF YOUR ARE UNSURE OF THE CONTENT OF THE CONTRACT, INCLUDING PAYMENT ARRANGEMENTS.
- ◆ Never apply for permits in your name if you are reimbursing someone else to do the work for you.

Other information regarding code requirements, asbestos, radon, lead dangers and general assistance is available on the City of Fairmont website and at the Building Inspection Department.

A proposed project may be exempt from building, plumbing or mechanical permits, however other regulations relating to zoning, utility easement, site drainage, etc. may be applicable. Contact the Building Inspection Department for further information.

This handout was written as a guide to commonly asked questions and concerns. It is not intended, nor shall it be considered a complete set of requirements.