



Inspectron, Inc.

Code Compliance Inspections

15120 Chippendale Ave.

Suite 104

Rosemount, MN 55068

Phone 651-322-6626

Toll Free 800-322-6153

Fax 651-322-7580

City of Lexington Commercial Building Permit Packet

Contents:

Building Permit Application

Submittal Requirements for Obtaining a Commercial Building Permit

Survey/Site Plan Requirements

Name and Phone Number of Building Inspector

Instructions for Scheduling Inspections

Permit Procedure

Dear Applicant,

We are pleased to introduce to you **INSPECTRON INC.**, the inspection agency now performing plan review and construction inspections for the City of Lexington.

All projects that create a new structure, change the foot print or roof line of an existing structure, change occupant load, occupancy classification or exit arrangement are required to have a plan submitted for review prior to issuance of a building permit. A complete plan will include all information requested in the **Building Permit Application Packet** obtained from the City of Lexington or Inspectron, Inc. These plans will be reviewed for compliance with local ordinances and the Building Code. When approved these plans will be the basis of permit issuance and inspection.

For your convenience the inspectors can be reached from 8:00 a.m. to 5:00 p.m. Monday through Friday at 651-322-6626. All inspections will be performed within 24 hours of the time requested and all inspections **must have a 24 hour advanced notice.**

Inspectron Inc. is located at:

Inspectron Inc.
15120 Chippendale Ave.
Suite 104
Rosemount, MN 55068

We invite your written comments and questions about the services we provide to you. Please let us know what we do right or wrong.

Sincerely,

Ron Wasmund
Building Official

**SUBMITTAL REQUIREMENTS FOR OBTAINING A
COMMERCIAL BUILDING PERMIT**

(This list should serve as a checklist for permit applicant)

- I Completed building permit application
- II Two sets of complete plans and specs, including:
 - A. Architects Code Analysis
 - B. Floor plan (showing relationship to existing structure)
 - C. Exterior elevations (if changing)
 - D. Wall cross section (multiple if needed to illustrate engineered bearing points)
 - E. Sizes of framing members, posts, beams and direction of run
 - F. Manufactured truss design engineering certification.
 - G. Architects signature wet stamped on each plan sheet
 - H. Designation of special inspector and inspection schedule..
- III Survey
- IV Energy calculations on forms approved by the Building Official
- V Plat approval from City (On newly created lots)
- VI Variance approval from City (only if needed)
- VII Conditional Use Permit (only if needed)
- VIII Grading and erosion control plan approval from Zoning Administrator or Engineer (if more than 50cyds of soil is disturbed or hauled in)

SURVEY/SITE PLAN REQUIREMENTS

(This list should serve as a checklist for the permit applicant)

- I. Property lines showing monument locations. A Registered Land Surveyor must prepare the survey for a new, subdivided or redeveloped lot. The owner may prepare the site plans for building additions, including detached accessory structures if two or more monuments are located or in the opinion of the Building Official that property location is not critical.
- II. Scale of drawing
- III. Lot and block number or PID (located on the Anoka County Website property search)
- IV. Dimensions of lot including square footage and north arrow
- V. Dimension of front, rear, side yards
- VI. Locations of all existing buildings and impervious surfaces on the lot
- VII. Location of proposed building/addition
- VIII. Side yard and setback dimensions of buildings on adjacent lots
- IX. Location of all easements as shown on record plats
- X. Grade elevations at spots on the lot sufficient to determine contours and at the following specific locations:
 - A. Each lot corner (existing and proposed)
 - B. Elevation of grade at the foundation and top of foundation of structures on adjacent lots
 - C. Elevation of grade at the foundation, and top of foundation of proposed new construction
 - D. Elevation of lowest point of entry (i.e. Door sill or top of window well)
 - E. Lowest floor elevation
- XI. Placement and method of erosion control

Instructions for Scheduling Inspections

All inspections must be scheduled a minimum of 24 hours in advance.

Inspections **MUST** be scheduled by talking to a live person. No inspections will be scheduled by a message left on the answering machine.

Inspections can be scheduled by calling the office at 651-322-6626.

All inspections will be performed within 24 hours of the time requested.

Provide us with the permit number and address when requesting an inspection.

Permit Procedure

PERMIT APPLICATION

The applicant shall pick up a Building Permit Application Packet from the City or the Building Official. The Building Application Packet (Packet) shall include:

Building Permit Application
Submittal Requirements for Obtaining a Permit
Survey/Site Plan Requirements
Name and Phone Number of Building Inspector
Instructions for Scheduling Inspections
Permit Procedure

The applicant shall submit the completed application package to the city or the Building Official. The Building Official will review the package for completeness. Additional information may be requested prior to acceptance of the application.

The Building Official will review the building permit application. All plans required to be submitted to illustrate and support the construction will be reviewed for compliance with the latest adopted edition of the Building Code. Type written plan review comments will be provided for all plans reviewed.

The Building Official can issue the building permit after final zoning action by the town board and acceptance of the plans.

The Building Official will place the record of zoning action if required, and the plan review comments on file and issue the permit upon receipt of permit fees. The permit and inspection record card along with the applicant's job copy of the approved plans will be available to the applicant by picking them up at the City Hall.

PLAN REVIEW

The Building Official shall perform a review of the plans for compliance with the latest adopted edition of the State Building Code. This time may vary depending on the completeness of the submittal and the complexity of the project. No plan review will be performed on an incomplete submittal. The average standard time for a commercial/industrial plan will be 7 to 10 business days.

Upon completion of the plan review the Building Official shall provide the Applicant a copy of the plan review comments in a plan review letter. The issuance of a building permit will be conditional on the applicant's compliance with the plan review comments. When necessary the applicant and the building official shall arrange a meeting to review the comments.

INSPECTIONS

The applicant shall be responsible for scheduling all required inspections with the Building Official. The number of commercial inspections will be determined at the time of plan review. The required residential inspections include:

Footings - When forms are set but before concrete is placed.

Foundation -	After walls, insulation, and dampproofing are in place but before backfilling.
Mechanical RI-	After gas lines are tested and duct work is started. May be multiple insp. on large projects.
Plumbing RI-	After all DWV and water supply lines are installed and tested. May be multiple insp. on large projects.
Fire suppression-	200 lb hydro test on full system, and final head placement.
Framing -	After plumbing, heating and electrical are roughed in but before insulation.
Insulation -	After insulation and vapor barrier are in place but before sheetrock is started.
Sheetrock -	Only sheetrock required to be fire rated.
Final Mechanical-	After all duct work, heating plants installed and tested, dampers in place and system is balanced
Final Plumbing-	After all fixtures are set and caulked and all accessible equipment is in place.
Final Building-	When structure is ready for Certificate of Occupancy. All work is complete and final electrical inspection has been made but before any occupancy.

A 24 hour notice is required and shall be provided for all inspections. All inspections will be performed within 24 hours of the time requested. A re-inspection fee will be assessed for each requested inspection that is not ready at the agreed upon time.

The inspector shall complete an inspection report for every inspection performed with one copy to Applicant. One copy will be retained for Inspectron Inc. files.

CERTIFICATE OF OCCUPANCY

A certificate of occupancy will be issued for every new, structurally altered building or a change in occupancy. A copy will be provided to the Applicant, and the Clerk. Inspectron Inc. will retain one copy.

No use or habitation of the new, structurally altered building or change in occupancy will be permitted without the certificate of occupancy.