

Work exempt from permits

2015 Minnesota Residential Code Section 1300.0120 Subpart 4, provides that building permits shall not be required for the following list of work.

(A land use permit from the Planning & Zoning Department may be required.)

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 200 square feet; (A land use permit is required when exceeding 120 square feet.)
2. Fences not over seven feet high;
3. Oil derricks;
4. Retaining walls that are not over four feet 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 the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1;
6. Sidewalks and driveways that are not part of an accessible route;
7. Decks and platforms not more than 30 inches above adjacent grade and not attached to a structure with frost footings and which is not part of an accessible route; (A land use permit is required when exceeding 12 inches above finished grade.)
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 installed entirely above ground accessory to dwelling units constructed to the provisions or the International Residential Code or R-3 occupancies constructed to the provisions of the International Building Code, which do not exceed both 5,000 gallons in capacity and a 24-inch depth;
11. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support, when constructed under the international Residential Code or group R-3 and U occupancies constructed to the provisions of the International Building Code;
12. Movable cases, counters, and partitions not over five feet, nine inches in height; and
13. Swings and other playground equipment.
14. Agricultural Buildings, per Minnesota Statutes 326B.121 Subd. I (c), the State Building Code does not apply to agricultural building, with limited exceptions. While a building permit is not required for compliant agricultural building, Kandiyohi County does require a land use permit from the planning & Zoning Department for the structure.

Agricultural Building: Means a structure on agricultural land as defined in Minnesota Statutes 273.13, Subd. 23, designed, constructed, and used to house farm implements, livestock, or agricultural produce or products used by the owner, lessee, and sub lessee of the building and members of their immediate families, their employees, and persons engaged in the pickup or delivery of agricultural produce or products.

B. Gas:

1. Portable heating, cooking, or clothes drying appliances;
2. Replacement of any minor part that does not alter approval of equipment or make the equipment unsafe; and
3. Portable fuel cell appliances that are not connected to a fixed piping system and are interconnected to a power grid.

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;
7. Self-contained refrigeration systems containing ten pounds (94.5 kg) or less of refrigerant or that are actuated by motors of one horsepower or less; and
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

- D. Electrical: A municipality must not require an electrical permit if the work falls under the jurisdiction of the commissioner or if the work is exempt from inspection under Minnesota Statutes Section 326B.36, subdivision 7. This exemption does not exempt the work from other State Building Code requirements relating to electrical equipment.

This document is intended to assist our customers in answering questions about permit exemptions in Kandiyohi County. Please note that this is only a guide and not intended as a legal authority on specific permit requirements.