



RESIDENTIAL DORMERS

*A Building permit is required for any alteration or addition to any existing building or structure. *MN State Building Code Section 1300.0120 Subpart 1* . Permit may be applied for at the Austin Building Department.

NOTE: We require contractors and homeowners to allow 15 working days for the city to review your site drawings and plans, as well as compliance to MN State Building Code. When the review process has been completed the City Building Department will contact you after the review is complete and at that time you will pay any applicable permit fees and be allowed to commence work on your project. No work shall be started without prior approval by the Building Official.

MINNESOTA RESIDENTIAL CODE REQUIREMENTS:

SECTION R303 LIGHT, VENTILATION, & HEATING:

R303.1 Habitable rooms. All habitable rooms shall be provided with aggregate glazing area of not less than 8% 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% of the floor area being ventilated.

SECTION R304 MINIMUM ROOM AREAS:

R304.1 Minimum area. Every dwelling unit shall have at least one habitable room that shall have not less than 120 sq.ft. of gross floor area.

R304.2 Other rooms. Other habitable rooms shall have a floor area of not less than 70 sq.ft.
Exception: Kitchens

R304.3 Minimum dimensions. Habitable rooms shall not be less than 7' in any horizontal dimension.
Exception: Kitchens.

R304.4 Height effect on room area. Portions of a room with a sloping ceiling measuring less than 5' or a furred ceiling measuring less than 7' from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

SECTION R305 CEILING HEIGHT: R305.1 Minimum height. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7'. The required height shall be measured from the finished floor to the lowest projection from the ceiling.

Exceptions:

1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room shall have a ceiling height of at least 7 feet and no portion of the required floor area may have a ceiling height of less than 5 feet.
2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for water closets, bidets, or sinks. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a shower-head shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches at the showerhead.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS FOR 2ND FLOOR/2ND STORY APPLICATIONS:

R310.1 Emergency escape and rescue required. Every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches above the floor.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq.ft.

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

R312.2 Window fall protection. Window fall protection shall be provided in accordance with Section R312.2.1 and R312.2.2. **R312.2.1 Window sills.** In dwelling units, where the lowest part of the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the window clear opening of the window shall be a minimum of 24 inches (610 mm) 36 inches (914 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter (102 mm) sphere where such openings are located within 24 inches (610 mm) 36 inches (914 mm) of the finished floor.

Exceptions:

- 1.Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
- 2.Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
- 3.Windows that are provided with window opening control devices that comply with Section R312.2.2.
- 4.Replacement windows.

R312.2.2 Window opening control devices.

Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by [Section R310.1.1](#).

SECTION R317 SMOKE ALARMS:

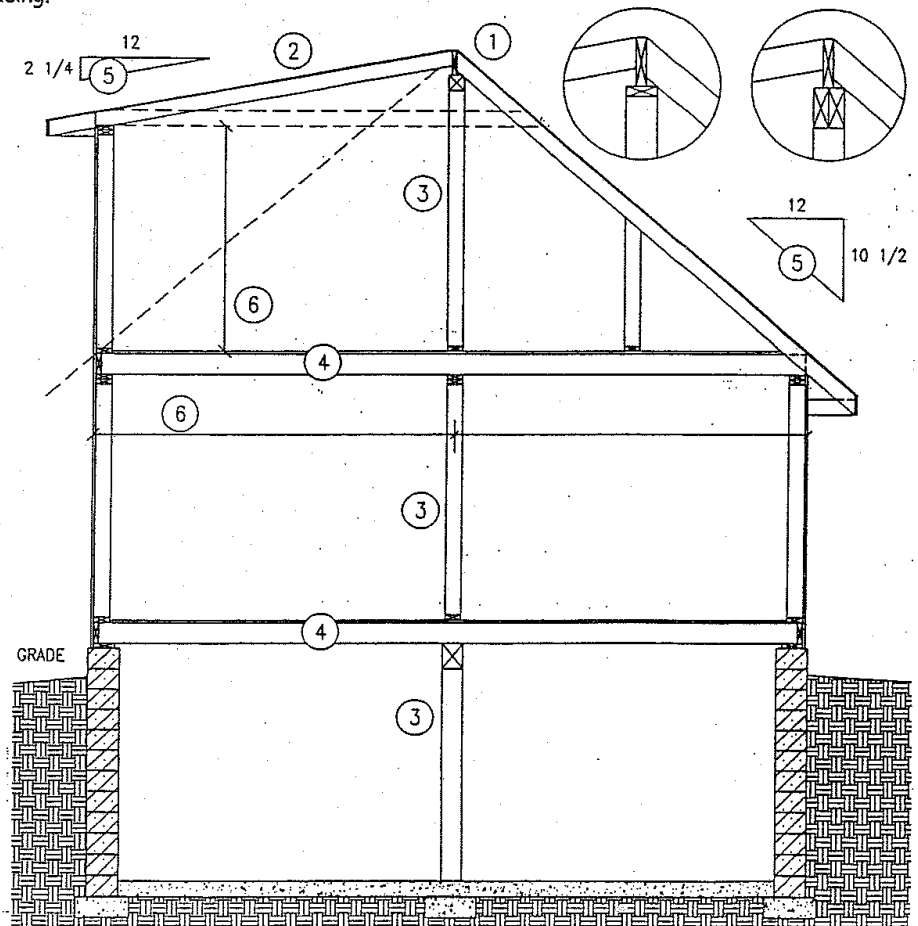
R317.1.1 Alternations, repairs, and additions. When interior alterations, repairs, or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

INFORMATION NEEDED TO ISSUE DORMER PERMIT

Please indicate the following:

1. New roof support system- bearing wall or beam support at ridge.
2. Size and spacing of new rafters.
3. Location and dimensions of interior posts, beams, or partitions.
4. Insulation applications to exterior building envelop.
5. Window manufacturer and window numbers.
6. Stairway detail if applicable.
7. Floor joist sizes and spacing.
8. Ceiling height.
9. Roof slope.
10. Floor plan.



ELECTRICAL: Applicant must contact Aaron Goslee, MN State Electrical Inspector, at 507-440-1433 for electrical permits and inspections.

The language & depictions in this hand out is meant as a guide for the construction code & building process and may not contain exact code language. For exact code you may go online at www.revisor.mn.gov or contact the Austin Building Department.