

City of Farmington  
430 Third Street  
Farmington, MN 55024  
651-280-6830



## Finishing Residential Bathroom Information Sheet

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*This pamphlet is a compilation of some of the standard requirements based on the State Building Code and City Ordinances for projects of this type. This information packet does not contain all of the specific codes for construction and should only be used as a guide. The Permittee is responsible for meeting all code requirements applicable for each project.*

**PERMITS:** A building permit is required for all bathroom finish projects in residential homes. A Plumbing and Mechanical permit may be required also depending on the scope of your project.

**ELECTRICAL PERMIT:** In all cases a separate electrical permit will be required from the City Of Farmington. **Contact Michael Hawk, Monday thru Friday from 7:00 am until 8:30 am, for electrical inspections. 952-997-6822**

**PLAN SUBMITTAL REQUIREMENTS:** You must submit a diagram of the entire level where work is to be done which will include; dimensions, door and window locations, room designations, stairway location, and the proposed area of work. Manufacturer installation instructions for equipment or appliances are required to be on site (*i.e. fireplace*).

**ANY RESIDENTIAL HOME BUILT IN 2009 AND AFTER MUST MEET THE  
2015 MINNESOTA ENERGY CODE REQUIREMENTS**

### Typical building code requirements

- A hardwired interconnected smoke detector with battery backup must be installed in all newly constructed areas. Including each bedroom and the corridor serving the bedroom. A carbon monoxide detector must be installed within 10' of each bedroom.
- An egress window with 5.7 feet of clear opening and less than 44" above the finished floor must be provided in each bedroom. (*SEE ATTACHMENT*)
- Habitable space shall not have a ceiling height less than 7'
- The minimum size of any habitable room is 70 square feet with a minimum dimension in any direction of 7 feet.
- Bottom plates of walls in contact with concrete floor shall be pressure preservative treated lumber.
- There shall be a 1" gap between an interior frame wall and the foundation.
- Enclosed accessible space under stairs shall be completely protected by  $\frac{1}{2}$ " gypsum board.
- Tub and shower enclosure walls must have solid sheeting behind enclosure covering insulation and poly on exterior wall.
- Fire blocking shall be provided from wall cavities to soffits and drop ceilings. Soffits and walls shall be fire blocked every 10 feet horizontally. Fiberglass insulation may be used as fire blocking. Penetrations from walls to ceiling shall be sealed (*i.e. wires, ducts, or plumbing*).
- Foam plastic insulation shall be covered with  $\frac{1}{2}$ " gypsum board or other approved thermal barrier.

## Typical mechanical code requirements

- All bathrooms must have a mechanical vent to the outside. All exhaust ducts shall be insulated for a distance of 3' from the exterior minimum.
- Every room, except bathrooms and closets, shall be provided with at least one warm air supply and one return air.
- Bathrooms and walk-in closets with an exterior wall shall be provided with a warm air supply.
- Crawl spaces larger than a 4'x7' on an exterior wall shall be provided with a warm air supply.
- Exhaust ducts for dryers shall have a smooth interior finish and shall be constructed of metal a minimum .016 inch thick. The exhaust duct shall be 4" nominal diameter. Dryer duct shall be supported every 4' and shall be assembled with the insert end of the duct extending into the adjoining duct in the direction of airflow and secured with tape (*no screws*). Dryer exhaust ducts shall terminate outside the building and be equipped with a backdraft damper.
- Building framing cavities shall not be used as ducts or plenums.
- All joints, seams, and connections in ducts shall be sealed with; gaskets, mastics, liquid sealants, or tapes. Closure systems to seal ductwork shall be listed and labeled in accordance with UL-181.
- New concealed gas piping must be visually inspected and air tested at not less than 25 psi for not less than  $\frac{1}{2}$  hour

## Typical plumbing code requirement

- Plumbing that is below the basement floor and has been moved, added to, or altered requires inspection before concealing.
- Cleanouts must remain accessible
- Plumbing fixtures must meet minimum clearances and dimensions (*SEE ATTACHMENT*).
- Protect plumbing pipes with nail plates when within  $1\frac{1}{2}$ " of the edge of the stud.
- Plumbing pipes shall be adequately supported; every 4 feet for PVC, ABS, and Copper and every 32 inches for PEX.

## Required Inspections

- Electrical rough-in; *inspect before concealing and prior to other rough-ins and framing.*
- Mechanical rough-in; *inspect before concealing and may be combined with plumbing rough-in and framing.*
- Plumbing rough-in; *inspect before concealing and may be combined with mechanical rough-in and framing.*
- Framing; *includes all fire blocking and may be combined with mechanical and plumbing rough-ins*
- Insulation; *includes vapor barrier if applicable.*
- Gypsum board; *includes screwing patterns, orientation of board to framing, and type if applicable.*
- Electrical final; *must be complete before any other finals*
- Final

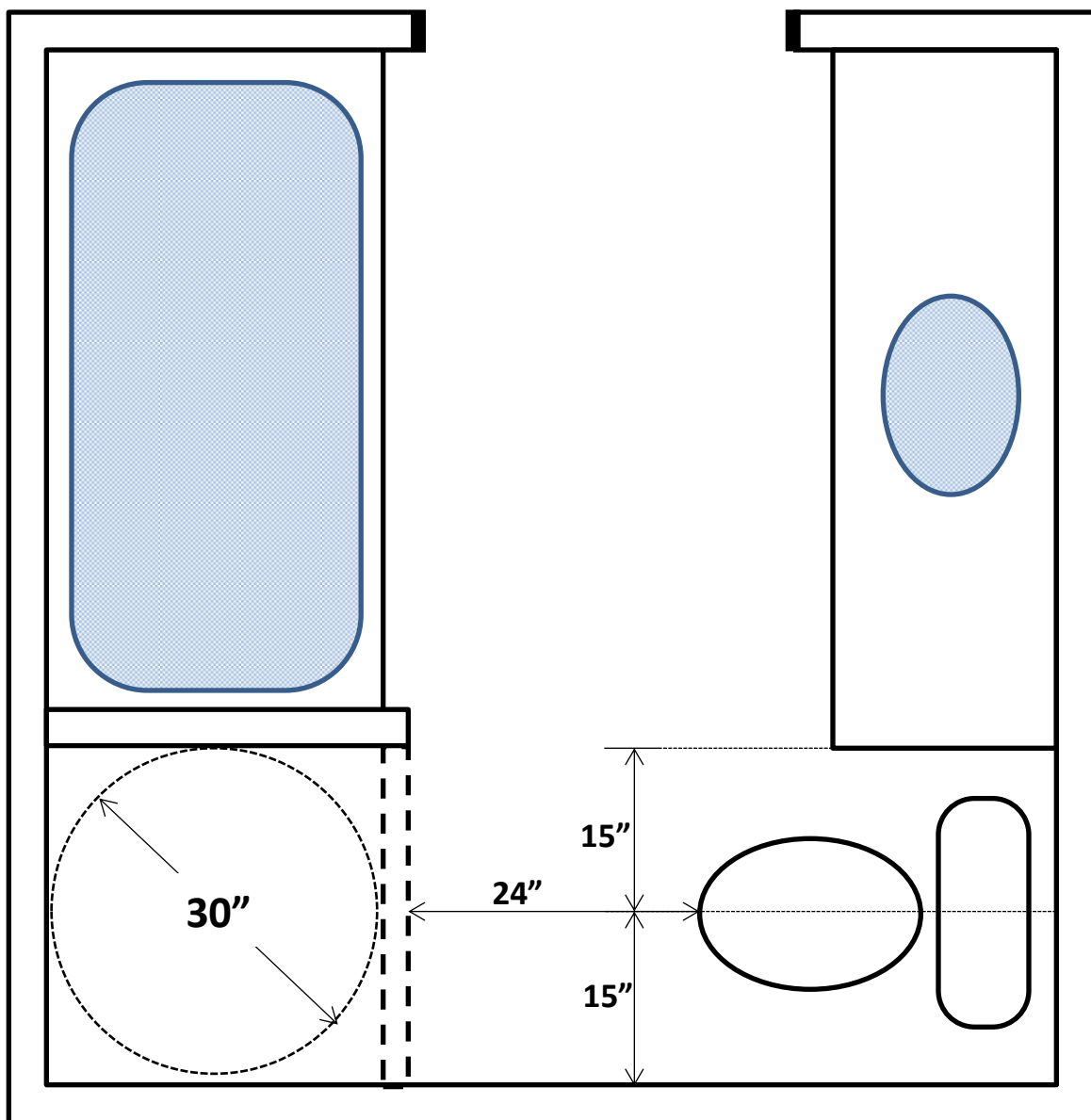
**REVIEWED AND APPROVED PLANS MUST BE ON SITE FOR ALL INSPECTIONS**

**CALL 651-280-6830 TO SCHEDULE AN INSPECTION**

*All inspections require 24 hour notice*

## REQUIRED DIMENSIONS FOR PLUMBING FIXTURES

- No water closet shall be set closer than 15" from its center to a side wall or obstruction.
- The clear space in front of a water closet shall be not less than 24".
- Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches.
- Shower compartments shall be capable of encompassing a 30" circle.



**City of Farmington**

430 Third St., Farmington, MN 55024  
651-280-6830 Fax 651-280-6839



**Application For All Inclusive Bathroom Finish Permit**

Date \_\_\_\_\_

Permit No. \_\_\_\_\_

|                          |                                      |
|--------------------------|--------------------------------------|
| <b>Site Address</b>      | _____                                |
| <b>Legal Description</b> | Lot _____ Block _____ Addition _____ |

|  |   |
|--|---|
| <b>Property Owner</b>  | Name _____ Phone No. _____<br>Address _____<br>City _____ State _____ Zip _____<br><b>Email Address</b> _____   |
| <b>Building Contractor</b><br><input type="checkbox"/> Check if self   | Company _____ Phone No. _____<br>Contractor License No.: _____ Expiration Date _____<br>Address _____<br>City _____ State _____ Zip _____<br><b>Email Address</b> _____ |
| <b>Plumbing Contractor</b><br><input type="checkbox"/> Check if self   | Company _____ Phone No. _____<br>Contractor License No.: _____ Expiration Date _____  |
| <b>Mechanical Contractor</b><br><input type="checkbox"/> Check if self | Company _____ Phone No. _____<br><input type="checkbox"/> Exhaust <input type="checkbox"/> Duct Work <input type="checkbox"/> Other _____                               |

**FORM ONLY VALID THROUGH 12/31/18**

**Flat fee of \$106.00** (\$105.00 + 1.00 s/c)

|   |                    |
|---|--------------------|
| The undersigned hereby represents upon all of the penalties of the law, for the purpose of including the City of Farmington to the action herein requested, that all statements are true, and that all work herein will be done in accordance with the ordinances of the City of Farmington and the State of Minnesota. |                    |
| <b>Applicants Signature :</b> _____   | <b>Date:</b> _____ |

*This permit shall be null and void if authorized work is not started within 180 days or if work is suspended or abandoned for 180 days or more after work is started.*

**OFFICE USE ONLY**

|  |  |   |   |   |
|--|--|---|---|---|
| <b>Bldg Permit Type</b>                    | <input type="checkbox"/> - SFD<br><input type="checkbox"/> - Duplex<br><input type="checkbox"/> - Res. Multi.  | <input type="checkbox"/> - Commercial<br><input type="checkbox"/> - Industrial<br><input type="checkbox"/> - Institutional  | <input type="checkbox"/> - Public<br><input type="checkbox"/> - Other   |   |
| <b>Work Type:</b>                          | <input type="checkbox"/> - New<br><input type="checkbox"/> - Remodel/Alt.  | <input type="checkbox"/> - Addition<br><input type="checkbox"/> - Repair  |   |   |
| <b>Office Use<br/>Required Inspections</b> | <input type="checkbox"/> - Footing<br><input type="checkbox"/> - Foundation<br><input type="checkbox"/> - Framing<br><input type="checkbox"/> - Insulation   | <input type="checkbox"/> - Sheet Rock<br><input type="checkbox"/> - Final<br><input type="checkbox"/> - Re-Roof<br>Tear Off   | <input type="checkbox"/> - Re-Roof<br>Layover   | <input type="checkbox"/> - Other<br>_____   |
| <b>Office Use<br/>Census Code:</b>         | <b>New</b><br><input type="checkbox"/> 101 - 1 Fam. Res.<br><input type="checkbox"/> 102 - 1 Fam. Attached<br><input type="checkbox"/> 103 - 2 Fam. (Duplex)<br><input type="checkbox"/> 104 - 3&4 Family<br><input type="checkbox"/> 105 - 5 or more Family<br><input type="checkbox"/> 213 - Hotel/Motel | <b>New</b><br><input type="checkbox"/> 214 - Other Shelter<br><input type="checkbox"/> 318 - Amusement/Rec.<br><input type="checkbox"/> 319 - Place of Worship<br><input type="checkbox"/> 320 - Industrial<br><input type="checkbox"/> 321 - Non Res. Garage<br><input type="checkbox"/> 322 - Service Station<br><input type="checkbox"/> 323 - Hosp./Institution | <b>New</b><br><input type="checkbox"/> 324 - Office/Bank<br><input type="checkbox"/> 325 - Utilities<br><input type="checkbox"/> 326 - Schools/Ed.<br><input type="checkbox"/> 327 - Retail/Rest.<br><input type="checkbox"/> 328 - Other Nonres.<br><input type="checkbox"/> 329 - Nonbldg | <input type="checkbox"/> 434 - Alt./Add/ Res.<br><input type="checkbox"/> 437 - Alt./Add. Nonres.<br><input type="checkbox"/> 438 - Alt./Add. Res. Gar.<br><input type="checkbox"/> 645 - Demo 1-Fam.<br><input type="checkbox"/> 646 - Demo 2-Fam.<br><input type="checkbox"/> 647 - Demo 3&4 Fam.<br><input type="checkbox"/> 648 - Demo 5 or more<br><input type="checkbox"/> 649 - Demo Other |

| Description                      | \$ Sq. Ft | Total Sq.Ft. | Value |
|----------------------------------|-----------|--------------|-------|
| 1st Floor                        |           |              |       |
| 1 <sup>st</sup> Floor Unfinished |           |              |       |
| 2nd Floor                        |           |              |       |
| Basement (Finished)              |           |              |       |
| Basement (Unfinished)            |           |              |       |
| Garage                           |           |              |       |
| Deck                             |           |              |       |
| Porch                            |           |              |       |
| Crawl Space                      |           |              |       |
| Other                            |           |              |       |
| <b>TOTAL</b>                     |           |              |       |

**Application Approved By:** \_\_\_\_\_  
City Planner/Zoning

**Date:** \_\_\_\_\_

**Grading Plan Approved By:** \_\_\_\_\_  
Engineering

**Date:** \_\_\_\_\_

**Permit Approved By:** \_\_\_\_\_  
Building Inspector

**Date:** \_\_\_\_\_