

# When is a Building Permit Required?


This document is intended as a guide in determining when a building permit is required by Florence Township and Goodhue County.

Florence Township permits are required for new home builds, remodels which modify existing footprints and change the use of existing structures, the removal of any structure, and rezoning property. Projects such as decks or replacing siding or windows do not generally require a township permit, but do require a county permit, as do most building and improvement projects.

Please see the information below for guidance.

Goodhue County Building Permits -- Township Survey		
For the Township of: Florence		
Type of Work.	Yes The Twp Needs to Approve.	No No Twp Approval Required.
<b>Roofing.</b> Roofing, reroofing, and shingles are addressed by the State Building Code.		X
<b>Windows.</b> Windows and replacement windows. (Nearly all Townships have indicated that they do not need to be involved.)		X
<b>Siding.</b> Siding and exterior cladding.		X
<b>Interior Work/Remodeling.</b> Some interior work does not need a County permit, some does. Property owners and contractors can check with the County if unsure. Examples: Removing load bearing walls, changing plumbing, replacing insulation, stairs, and ramps.		X
<b>Heating/Air Conditioning/Plumbing.</b> Typically, a County permit and inspections are required. Examples: Replacing furnace, water heater, AC unit, shower, and bathtub. ??		X
<b>Demolition.</b> Removal of any structure.	X	
<b>Decks.</b> New and replacement decks require a building permit.		X
<b>Communication Tower Upgrades and/or Equipment Modifications when the Height does not Change.</b> Equipment, antennas, microwave dishes, coax, etc.		X
<b>*Change of Use.</b> This is when an existing structure will be changed, whether it's interior or exterior, and used differently than what the building is currently being used for. This work will need a County permit. For example converting a barn/shed into a livable structure or an event space, converting an old house into a storage building.	X	
<b>Small Residential Accessory Sheds.</b> The State Building Code exempts small, single-story shed structures that are under 200 square feet from needing building permits. When these buildings are exempted from permits, does the Township still need to be involved?		X
<b>Residential Pool.</b> Both above and underground pools require a building permit.		X
<b>Residential Roof-Mount Solar Panels.</b>		X
<b>Residential Ground-Mount Solar Projects.</b>	X	X
<b>Commercial &amp; Utility Solar Projects.</b> Goodhue County Zoning will required Township Approval.	X	

Questions? Contact Molly Strauss at 651.385.3114 or [molly.strauss@co.goodhue.mn.us](mailto:molly.strauss@co.goodhue.mn.us).

Signature:  Date: 1/23/2023

Please return completed survey to Goodhue County | Building Permits and Inspections | 509 West Fifth Street | Red Wing, Minnesota 55066.

## When is a Permit Required?

### State Building Code Requirements for Residential Permits

#### What is a Building Permit?

A Building Permit is one of the tools that assists a municipality in administering the State Building Code. A property owner or a Minnesota-licensed contractor makes application for a permit to do a project that is covered by the scope of the Code. The application and all related submittals (site plan, construction plans, specifications, and so forth) are reviewed for compliance with relevant local regulations and with the State Building Code. After a project is approved and the permit is issued, the project can begin. The permit is the legal permission to begin work on the proposed project.

#### What is the Building Code?

The Building Code applies statewide and regulates how structures are built. The Code provides minimum standards for construction. The Building Code works in conjunction with local Zoning Ordinances. Zoning Ordinances regulate the use of the land with regard to things such as setbacks, size limitations, and land use limitations.

#### Why do we have Building Codes and Permits?

The purpose of the Building Codes is to establish minimum requirements for construction and use of structures in an effort to safeguard the public health, safety, and general welfare.

#### When is a Building Permit Required?

While there are some specific exceptions, most construction, alterations, and repairs will need a building permit. This includes roofing, siding and window replacement.

The Code States that a building permit is required when: "An owner or an authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any gas, mechanical, electrical, plumbing system or other equipment, the installation of which is regulated by the code; or cause any work to be done, shall first make application to the building official and obtain the required permit." (SBC 1300.0120)

#### Is There Work That Does Not Require a Permit?

Some specific exceptions to permit requirements include:

- One-story, detached accessory structures used as storage sheds or similar uses not exceeding 200 square feet of area;
- Fences not over seven feet (7'0") high;
- Retaining walls that are not over four feet in height as measured from the bottom of the footing to the top of the wall.
- Freestanding, unattached platforms that are not more than 30-inches above the adjacent grade; and
- Painting, wallpapering, tiling, carpeting, cabinets, countertops and similar finish work.



Note this guide is not meant to be comprehensive and may not cover considerations unique to your project. You are encouraged to contact the Florence Township Planning Commission and Goodhue County Land Management Department for clarifications and questions.