



NEW HOME CONSTRUCTION REQUIREMENTS

Building Inspections Department | 6000 McColl Drive, Savage, MN 55378
Office: 952-882-2650 | Fax: 952-882-2656 | savageinspections@cityofsavage.com

The following indicates the requirements to obtain a permit for new single-family construction:

Building Permit Application

- Contractors must be licensed by the MN Department of Labor and Industry or provide proof of exemption to do business within the City of Savage. Work is not permitted to start prior to issuance of the building permit.

Building Plans

All plans must be drawn to scale.

- Floor plans of all levels, including accurate measurements, size, direction and description of all materials.
- Cross-section(s) indicating all construction components including the stairs.
- Detailed information for fireplaces, decks, porches and finished areas.
- Dimensions and quantity of all beams and headers. Describe materials and spacing where applicable.
- One copy of signed truss specifications from the manufacturer must be provided with the plans.

Builders Deposit Form

Submit a signed builders deposit form. This form must be signed by the contractor and home buyer(s), if applicable.

Heating/Cooling Calculations and an Energy Compliance Certificate

Certificate of Survey

- Surveys must be prepared by a Minnesota Registered Land Surveyor.
- Legal description and address.
- Lot size, including all dimensions, and locate all platted and recorded easements of record.
- Show elevations for the following:

Proposed and existing elevations at lot corners, offset hubs, side lot lines, major swales, and high points.

- Existing and proposed elevations at house and garage corners.
- Top of wall at egress window well.
- Top of foundation, lowest floor elevation, and garage floor.
- Proposed finish grade elevations of the nearest corners of any adjacent house.
- Top of curb elevations at extension of property lines and center of driveway.
- Top and bottom of any existing or proposed retaining walls.
- Sidewalks, manholes, hydrants, catch basins, and other pertinent items.
- Indicate the location, size and species of all significant trees 6" or greater in size.

- Location of all proposed decks, porches, stairways, cantilevers, fireplaces, and bay windows.
- Location of curb, curb cuts and any proposed driveways including proposed driveway slope and width of driveway at property line and curb.
- Calculation indicating total square footage and percentage of impervious surface area.
- Indicate with arrows, the direction of proposed surface drainage.
- Indicate front, side and rear setback distances.
- Label and show adjacent street and railroad right-of-way.
- Show all ponds, infiltration basins, wetland, lakes, rivers, and creeks and list distance from Ordinary High Water Level (OHWL).
- Show FEMA floodplain limits.
- Location of rain gardens if required.

Erosion and Sediment Control Plan (use a copy of the Certificate of Survey)

- Show the location of the silt fence or sediment control, tree protection and stock pile of dirt.
- Indicate type of wetlands and show wetland setbacks and buffers with dimensions depicted. Show location of wetland monuments and buffer signs.
- All erosion/sediment control must be in place and approved before permit will be released.

Tree Preservation Permit (If Applicable)

- Tree protection fencing must be installed and maintained around all significant trees until the as-built survey is approved.
- Material shall be orange safety fencing or orange silt fence and attached to steel posts installed at or beyond drip line of tree.
- Fencing must be installed and inspected prior to any on-site activity that would harm or kill trees.
- Penalties will be assessed for trees illegally removed or damaged.

As-built surveys are required by the builder once the house has been constructed and the lot has been graded. This survey must be approved prior to placement of trees, sod, and lawn irrigation systems. Contact Igor Khomyakov in Engineering at 952-882-2680 for specifics.

The builder's deposit will not be released until an as-built survey has been submitted and approved by the City, turf is established, required trees are planted and all inspections are complete and approved.

A Certificate of Occupancy must be obtained before a structure may be legally occupied or before the storing of furniture or any other items. The Certificate of Occupancy will be issued upon completion of a satisfactory final inspection.