



This handout is intended only as a guide and is based in part on the 2020 Minnesota State Building Code, Faribault City ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor.

Inspections

Re-siding: A permit is required for siding replacement except for minor repair (such as 2-3 pieces of vinyl siding). Please verify with a building inspector if your repair needs permit. New water-resistive barrier is required when any complete portions or sides of siding material (top to bottom of wall) is replaced. Existing water-resistive barrier must be removed and replaced in these areas only. All homes, attached garages, and detached garages require a water-resistive barrier under replaced siding regardless of when the home was built.

A final inspection will automatically be scheduled after the pictures have been received by the city.

Clear Digital Pictures are required:

1. All pictures must be in a clear **digital** format - no hard copies accepted. Hard copies must be converted to digital prior to submitting to the Building Department.
2. Pictures may be directly e-mailed to the City at inspectpic@ci.faribault.mn.us – please put the address and permit number in the email subject line.
3. CD's or USB cards may be dropped off at the Building Inspection Department. No final inspection approvals shall be made prior to receiving and viewing the pictures.
4. The pictures shall include 1 (one) photograph of each side of the house of the installed water resistive barrier, all sealed penetrations, all flashing details, and a finished front view of the house address number.

Final inspections are completed by site visit only. Access to fenced yards shall be planned.

Water-Resistive Barriers (R703.2 & R703.7.3)

One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51mm). The water-resistive barrier shall overlap the flashings required in R703.8 not less than 2 inches (51mm). Where joints occur in the water-resistive barrier or flashing, the joints shall be lapped not less than 6 inches (152mm). The felt or other approved material shall be continuous up to the underside of the rafter or truss top chord and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

NEW 2020 MN Amendment: Omission of the water-resistive barrier is permitted in detached accessory buildings. This exception has been removed a WRB is now required on all detached accessory structures.

Note: House wrap is the most commonly used type of water-resistive barrier and the manufacturer typically requires it to be installed with a minimum 6 inch horizontal overlap (measured vertically) and a minimum 2 inch vertical overlap (measured horizontally) and the vertical overlap seam is typically required to be sealed with a tape specified by the house wrap manufacturer.

Re-siding: New water-resistive barrier is required when any complete portions or sides of siding material (top to bottom of wall) is replaced. Existing water-resistive barrier must be removed and replaced in these areas only. All homes, attached garages and detached garages require a water-resistive barrier under replaced siding regardless of when the home was built.

Attachments (R703.3)

Unless specified otherwise, all wall coverings shall be securely fastened in accordance with Table R703.3(1) or with other approved aluminum, stainless steel, zinc-coated or other approved corrosion-resistant fasteners. Use the recommended number of fasteners and placement according to the manufacturers written installation instructions.

Flashing (R703.4)

Approved corrosion-resistant flashing shall be applied shingle-fashion in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:

1. Exterior window and door openings. Flashing shall be installed at the head and sides of exterior window and door openings and shall extend to the surface of the exterior wall finish or to the water-resistant barrier for subsequent drainage (See Section R703.8 for further installation information).
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.
8. Where exterior material meets in other than a vertical line.
9. Where the lower portion of a sloped roof stops within the plane of an intersecting wall cladding in such a manner as to divert water away from the assembly in compliance with Section 903.2.1.
10. At the intersection of the foundation and rim joist framing when the exterior wall covering does not lap the foundation insulation.
11. Kick-out flashing shall be required where the lower portion of a sloped roof stops within the plane of an intersecting wall cladding for new construction and re-siding. **(2020 Code Change)**

R703.8.5 Flashing - Exterior Plaster/Masonry/Stucco Locations.

Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels when masonry veneers are designed in accordance with Section R703.7. See Section R703.8 for additional requirements.

R703.12.2 Flashing at Foundation - Adhered Masonry Veneer Installation

A corrosion-resistant screed or flashing of a minimum 0.019-inch (0.48mm) or 26-gage galvanized or plastic with a minimum vertical attachment flange of 3-1/2 inches (89mm) shall be installed to extend a minimum of 1 inch (25mm) below the foundation plate line on exterior stud walls in accordance with Section R703.8. The water-resistant barrier, as required by Table R703.4, Footnote "w," shall lap over the exterior of the attachment flange of the screed or flashing.

Water Resistance (R703.1.1)

The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer as required in Section 703.2 and a means of draining to the exterior water that enters the assembly.

General

All debris must be contained. Construction dumpsters are permitted on private property, driveways or yards during the permit period. Permitted Hours of Construction: 7am to 10pm. To report violations please call the Police Non-Emergency number – 507-334-4305.