
GARAGE DOOR REPLACEMENT

- Garage door replacement permits are issued over the counter at the municipality office.
- **VALID** for single-family homes, duplexes, and townhomes. (Does NOT include condominiums, apartment complexes, and commercial properties.)
- Each address requires a separate permit.
- **NOT VALID** for repairs, replacement, removal, or installation of any structural members.
- Replacement garage door(s) must be the **SAME SIZE**. Structural changes require a building permit with plan review.
- Contractor must be EPA Certified IF home was constructed before 1978 (see application).
- All materials and the installation of all materials must comply with the Minnesota State Building Code and the manufacturers' installation specifications for each product.

PERMIT CARD AND APPROVED PLANS (throughout the project) shall be:

POSTED prior to start of work - **VISIBLE** from street or driveway - **ACCESSIBLE** to the inspector

INSPECTION REQUIREMENTS:

- **MUST** schedule during office hours **AT LEAST** one business day prior to required inspection. If a specific date and/or time will be required, more notice may be needed – please plan ahead. A re-inspection fee may be charged for failure to cancel an inspection for which you are not ready, or for failure to pass an inspection.
- Office Hours: Monday - Friday • 8:00 a.m. - 4:30 p.m.
- Phone: (952) 442-7520 or (888) 446-1801

Inspection: an inspection is required *after the work has been completed*.

- Access to the interior of the structure must be provided by someone 18 years of age or older.
- See Project Checklist (following) for additional requirements.
- **Failure to comply with inspection and installation requirements may result in: 1) the requirement to remove materials, 2) penalty fees, and/or 3) a license investigation under Minnesota Statute 326B.84.**

Warning: The inspector may issue an order to remove materials to verify compliance with the MN State Building Code and manufacturer's installation requirements.

If a re-inspection is required, a re-inspection fee will apply. The permit holder (the signing applicant) or the permit holder's representative must meet the inspector at the site to provide access. The re-inspection will not be conducted if the re-inspection fee is not paid.

Note: The State of Minnesota requires that all residential building contractors, remodelers, roofers, plumbers, and electricians obtain a state license unless they qualify for a specific exemption from the licensing requirements. Any person claiming an exemption must provide a copy of a Certificate of Exemption from the Department of Labor & Industry to the Municipality before a permit can be issued. To determine whether a particular contractor is required to be licensed or to check on the licensing status of individual contractors, please call the Minnesota Department of Labor & Industry at 651-284-5065 or toll free 1-800-342-5354.

Note: For specific code requirements, please contact the Building Inspection Department at 952-442-7520 or 888-446-1801 or e-mail: info@mnspect.com.

PROJECT CHECKLIST:

The following is a guideline to assist in compliance with the requirements of the MN State Building Code.

- Garage doors must meet the 90 mph wind speed requirement. Additional struts may be needed to comply. Door shall be labeled with a sticker demonstrating compliance with ANSI/DASMA 108.
- Garage door openers must have electronic sensors to reverse the door if an obstruction is encountered during operation, along with other requirements in MN Statutes, sections 325F.82 and .83.

Why 90 mph wind rating for garage doors?

1. High winds first create pressure against the windward side of the structure.
2. During high wind events, debris can become powerful projectiles that can damage the garage door, reducing the door's ability to protect the home against damaging winds.
3. Pressure increases when the wind moves around the corner and down the side of the building.
4. Garage doors with no reinforcement can buckle under the pressure, giving the high winds access to the interior of the structure.
5. This often results in the roof members and wall panels being blown apart, allowing rain, wind and debris to have easy access inside.

