

THE CITY OF

Building Inspection Division

October 6, 2010



Owatonna

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“Revised”

Flood Repair Permits and Procedures

The City of Owatonna will require building permits and inspections to repair or replace wall coverings and related re-construction for properties that have water intrusion in contact with the electrical outlets or wiring, generally this is 12” or more of above the floor level. If this description applies to your home permits will be required and you must contact the building inspection department. Inspectors will not be calling flood affected property owners.

Properties with water intrusion that did not reach the electrical outlets or wiring may remove all damaged wall construction materials including flooring, allow the walls to completely dry and replace the wall and floor coverings with similar construction to bring your home back to the pre-flood conditions. No permits will be required and no inspections will be required of these properties.

Properties in which the water did reach the electrical outlets and wiring must contact the Owatonna Building Inspection Division at 507-444-4370 and the MN State Electrical Inspector at 507-465-3522 to request a pre-permit inspection and consultation on repairs to the walls and electrical systems and mechanical systems.

Permit fees will be waived for repairs related to flood damages. The City Council waived building permit fees for repairs caused by the recent flooding for a period of one year. Properties must be listed on the preliminary flood assessment damage registry.

Mechanical and plumbing permits for furnaces and water heaters must be obtained and inspections requested.

Contractors performing work on residential properties must be licensed with the State of Minnesota Department of Labor and Industry. Home-owners may complete their own repairs but must follow the minimum building code requirements while making these repairs.

Please be advised, the interior wall materials must be allowed to completely dry out before any reconstruction should begin. This will prevent the presence of mold growth.

Should you have any questions or wish to visit with inspection personnel for advice or review of your individual concerns, please call 507-444-4370 to arrange a time when someone will be available to assist you.

Sincerely,
Gary Yoder; Building Official
Mark Schwanke; Chief Building Inspector
Ken Beck; Building Inspector
Mike McGough; Building Inspector