



City of Grand Forks

255 North Fourth Street - P. O. Box 5200 - Grand Forks, ND 58206-5200

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HOUSE/GARAGE ADDITIONS INFORMATION SHEET	
BUILDING PERMITS	Required for any addition attached to a dwelling or structure.
FROST FOOTINGS	Required for any attached addition to a dwelling or garage that has frost footings. The minimum depth of foundation shall be five feet below finish grade.
BASE PLATES	Plates on concrete shall be of approved treated wood or wood of natural resistance to decay (redwood, cedar, etc.).
CRAWL SPACES	Minimum depth between joist bottom and ground is 18". The ground should be covered with an approved vapor barrier. Space shall be ventilated either to basement or outside. Minimum access of 18" x 24" is required. This access, if unobstructed, may also serve as a vent. Foam plastic insulation shall be covered with approved material.
ATTIC VENTILATION	Provide at least one 50 square inch roof vent to and two 50 square inch soffit vents for each 250 square feet of floor area.
FLASHING	Required over all exterior exposed openings.
VALLEY FLASHING	Minimum 28 gauge galvanized extending at least eight inches from center line each way or asphalt shingles applied in accordance with manufacturers instructions. Provide an underlayment of not less than 15 pound felt extending full length of valley.
ASPHALT SHINGLES	For slopes 4:12 and over provide one layer of 15 pound felt. For slopes 2:12 to 4:12 provide two layers of 15 pound felt underlayment.
ROOF STARTER STRIP	For roof slope of less than 4:12 provide ice damn protection, two layers of 15 pound felt shall be mopped or cemented together with approved cementing materials between plies extending from the eave up the roof to a line 24 inches inside the exterior wall line of the building.

SLEEPING ROOMS	Every sleeping room shall have at least one window meeting all these requirements: A. Sill height – not more than 44” above the floor. B. Openable area – not less than 5.7 square feet. C. Opening height – not less than 24 inches. D. Opening width – not less than 20 inches.
FIRE PROTECTION	Garages shall be separated from living areas with approved material such as 5/8” type x gypsum board or equal applied to the garage side and fire-taped when joints do not occur on studs. A solid wood door 1 3/8” thick shall be provided where doorway penetrates firewall. No doorway or window can open into a room used for sleeping purposes.
FOAM PLASTIC INSULATION	Shall be approved type of covered with an approved material. Exposed foam plastic insulation is not allowed in any room, including crawl spaces and attics.
PANELING	Any paneling less than ¼” thick should be applied over gypsum wallboard.
OTHER PERMITS	Separate plumbing, mechanical, and electrical permits are required with the type of work being done.
INSPECTIONS NEEDED: 1. FOOTINGS & FOUNDATION WALLS 2. FRAMING 3. FINAL	When a footing or foundation wall is excavated and formed with reinforcement in place. When all framing is complete, all mechanical installed, but before insulating. When all work is complete and before occupancy.
For more information or inspections call the City Inspections Office at (701) 746-2631	