

# LIVING SPACE PERMIT- 2009

Lot Owner Name \_\_\_\_\_ Add/BL/Lot \_\_\_\_\_ Cul-De-Sac \_\_\_\_\_ ID # \_\_\_\_\_

Lot Owner Home Phone # \_\_\_\_\_ Lot Owner Work Phone # \_\_\_\_\_

Builders / Contractor Name \_\_\_\_\_ Contractor Phone # \_\_\_\_\_

Lot Owner's Home Phone \_\_\_\_\_ Lot Owners Work Phone \_\_\_\_\_

Roof Measurement in Height from the floor to highest part of the roof \_\_\_\_\_ **\*\*\* Must not Exceed 13 Feet \*\*\***

Wall Measurement in Width \_\_\_\_\_

Wall Measurement in Length \_\_\_\_\_ **\*\*\*Total Living Space Must Not Exceed 400 Square Feet\*\*\***

Color of paint or stain \_\_\_\_\_

Color of shingles \_\_\_\_\_ **\*\*\*Plastic & Fiberglass panel roofing material is NOT allowed\*\*\***

Is the Center Stake will be marked and visible? Yes / No (Additional Fees May Apply if Not Visible)

Location of Center Stake: \_\_\_\_\_

Will electrical wiring or devices be installed in the Living Space? Yes Electrical Permit # \_\_\_\_\_ / NO

**THE OWNER HAS READ AND UNDERSTANDS ALL THE RULES AND REGULATIONS ASSOCIATED WITH THIS PERMIT.**

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Building Permit Fee \$55.00 \_\_\_\_\_ Date Paid \_\_\_\_\_ Cash / Check / Credit Card

Center Stake Fee \$35.00 \_\_\_\_\_ Date Paid \_\_\_\_\_ Cash / Check / Credit Card

This permit is granted upon the express conditions that said owner to whom it is granted, and their contractors or workers, shall comply in all respects with the Rules of Pathfinder Village-St. Croix Owners Association, Inc.

Assoc. Administrator \_\_\_\_\_ Date \_\_\_\_\_

Center Stake Location \_\_\_\_\_ Date \_\_\_\_\_

Rough-In Inspection: \_\_\_\_\_ Date \_\_\_\_\_

Final Inspection: \_\_\_\_\_ Date \_\_\_\_\_

**Rules and Regulations for Building a Living Space**  
**Approved February 19, 2004**

1. The permit application must be submitted with permit fees, building plans and other required forms. All permits may require a one week waiting period prior to approval. The application must be signed by the legal lot owner. The Living Space permit is valid for the calendar year it is issued. If the Living Space is not complete within that year, a new permit must be applied for.
2. Your "Actual Center Stake" must be located and must receive certification from Pathfinder Administration prior to permit approval and prior to any construction. All proposed Living Spaces must be physically outlined on the location of the property at the time of the application. Additional fees may be charged if center stake is not located and marked by owner.
3. Any structure requiring the installation of electrical devices or electrical wiring must have submitted an application for a state electrical permit prior to receiving permit approval from Pathfinder Village Administration.
4. During construction process, all building permits must be displayed on the outside of the structure.
5. The lot owner of record will be held responsible to ensure that all buildings / slabs / decks / sheds and personal property is located within their legal lot lines. As needed, Pathfinder Village retains the right to measure the lot lines to ensure that the "Actual Center Stakes" have remained in place and that all buildings/ slabs/ decks/ sheds and personal property are located within the legal lot lines.
6. If any wood siding, wood decking, framing or foundations members exist within 6 inches from the ground, they must be an approved pressure preservatives treated wood suitable for ground contact use.
7. All siding, supports, trim along with roof covering must be neutral in color. Metal roofing will be allowed with approved colors. Fiberglass or Plastic panels WILL NOT allowed to be used for roofing material.
8. The maximum roof height for all living space is 13 feet from the inside finished floor to the highest point on the exterior roof. This would include shingles and vents. The maximum overhang of the roof from the edge of the trailer roof is 12 inches. Additional overhang will be counted as additional living space. Total additional living space cannot exceed 400 square feet. The tongue and bumper of an RV will not be considered additional square footage.
9. Floor Joists must not exceed the following spans with out prior approval from park inspector:  
2x6 joists must not exceed 10 feet when spacing 16 inches on center with #2 grade lumber or higher.  
2x8 joists must not exceed 13 feet when spacing 16 inches on center #2 grade lumber or higher.  
2x10 joists must not exceed 17 feet when spacing 16 inches on center #2 grade lumber or higher.  
2x12 joists must not exceed 19.5 feet when spacing 16 inches on center #2 grade lumber or higher.  
Greater spans may be accomplished with additional supports. Please see park inspector for specifications
10. Porches, balconies, or raised floor surfaces, located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter. Required guards SHALL NOT be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.
11. Deck or Living Space Foundations must be either supported on approved concrete pads or anchored permanently in the ground using a minimum of 4 x 4 post every 6 feet. All Foundation posts must be at least 54 inches below the undisturbed ground.
12. All Living Spaces must have a minimum of 40% rough opening which would include all doors and windows. Please complete "Rough Opening Worksheet." All doors and windows must have properly sized headers and cripple studs installed for the rough opening for all doors and windows.
13. The lot owner is responsible for contacting the park inspector when the building is ready for a rough-in inspection. A rough-in inspection must be completed when framing is complete and prior to attaching any roofing or siding. All work shall cease until inspector has given approval to continue.
14. Any building or construction violation will result in the immediate suspension of the owner's rights, a fine of \$500.00, and the disconnection of the electric meter(s). This will remain in enforce until the fine is paid and the violation is corrected. If you have any questions regarding this permit **OR** any other construction or improvement on your property, contact the Park Administrator at 320-384-7726 or email andypathfinder@yahoo.com
15. Pathfinder Village is not responsible for the any construction defects or building practices. Pathfinder will not be responsible for any structural deficiencies or structural integrity of any slab, building or deck. Pathfinder Village recommends that all builders and contractors should be licensed with the State of Minnesota and have liability insurance. Pathfinder Village will not endorse or recommend any building contractor. The lot owner will be responsible for checking references and Insurance information.

**All Building will conform with (IRC) & Minnesota State Building codes and / or Rules  
adopted by Pathfinder Village - St Croix Owners Association.  
Pathfinder Village-St. Croix Owners Association, Inc.**

## Outline to Follow for 40% Rough Opening / Glass Requirements in Living Spaces

Revised April 17, 2003

**First Wall** \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
 (H. Inches - 36 in.) L. Inches Sq. In.

**Second Wall** \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
 (H. Inches - 36 in.) L. Inches Sq. In.

**Third Wall** \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
 (H. Inches - 36 in.) L. Inches Sq. In.

**Fourth Wall** \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
 (H. Inches - 36 in.) L. Inches Sq. In.

\_\_\_\_\_   
 Added Together = Total Sq. In.

(Total Square Inches X 40% = \_\_\_\_\_ (Amount of Rough  
 Opening  
 Needed in Square  
 Inches)

## To Determine How Much Rough Opening You Have

\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
 H. Inches W. Inches Sq. In. # Windows Sq. In.

\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
 H. Inches W. Inches Sq. In. # Windows Sq. In.

\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
 H. Inches W. Inches Sq. In. # Windows Sq. In.

### Measurement of Doors:

\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
 H. Inches W. Inches Sq. Inches # Doors Glass in Doors

\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
 H. Inches W. Inches Sq. Inches # Doors Glass in Doors

Add total square inches of window rough openings and door glass.

**Total** = \_\_\_\_\_\*\*  
 Sq. Inches

\*\*This amount should equal or be greater than the amount of open area needed.