

Survey and Site Plan Drawing Requirements

Boundary survey drawing and site plan requirements are set out in the Minnesota State Building Code. The code requires that the construction documents submitted with the application for permit be accompanied by a site plan, drawn to scale, showing the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades, and the proposed finished grades. The state building code requires that the site plan shall be drawn according to an accurate boundary line survey.

The premise is that Minnesota State Building code requires a boundary survey drawing for all site plans.

New Principle Buildings and Accessory Structures

Site plans showing locations for new principal buildings and accessory buildings, including detached garages, must be based on a survey drawing showing monumentation placed by a surveyor marking the boundaries of the lot on the ground. Surveyed monumentation must be located in the field in order to be useful for layout of structures and in order for inspectors to verify that buildings are constructed in accordance with approved plans.

The surveyed monumentation must be located at the site AND the corresponding survey drawing and site plan must be submitted with the permit application. If either the monumentation or the survey drawing are not available, the lot must be surveyed by a MN licensed surveyor, monumentation placed, and a certified survey drawing prepared and submitted at the time of permit application.

Decks and Small Additions Attached to Existing 1- or 2- Family Dwellings

When approved by code officials, a survey may not be warranted for small additions and decks attached to existing 1- or 2- family dwellings under the following conditions:

- Existing surveyed monumentation is located or the property owner locates the property boundaries based on accurate measurements from identifiable known surveyed markers, and,
- The method used to identify property boundaries is clearly shown on the submitted site plan, and,
- The method used to identify property boundaries can be easily recreated in the field by the inspector, and,
- Distances from required setbacks setbacks are sufficient to accommodate a reasonable margin of error, ensuring all setback requirements are met.

Floodplain Construction

Additions and new buildings in the flood plain require two surveys. This is required to fill out the certificate of elevation required by the National Flood Insurance Program. The first is to identify the boundaries and elevations of the lot, and the second one is done after construction to certify the elevation of the building.