

5 Steps to take when deciding to build on your property

1. Know what the property is zoned and the size of the lot.
 - www.minotnd.gov is the official City of Minot website.
 - The Planning Department regulates the zoning ordinances in the City of Minot and has the most up to date information.
 - The Engineering Department has a link to the GIS map which gives you information on your property.
 - The Assessors also has a link for determining property value which will give the zoning information and square footage of your lot.
2. What are you going to build? Anything over 120 square feet requires a permit.
 - The Inspection Department has informational handouts and checklists to help you on your way.
 - When building a new home or anything attached to the main structure such as an attached garage, deck, addition or remodel.
 - residential new construction permit (new home.)
 - residential remodel (basement finish, remodel kitchen)
 - residential addition (deck)
 - When building a shed, detached garage, or other structure not attached to the main home; apply for a residential accessory building permit.
3. A site plan of the property will need to be drawn, showing where the new building will be placed. When drawing the site plan be sure to include the following.....
 - Make sure to put a directional arrow on your drawing showing what direction is north.
 - All structures on the property.
 - All distances from the new building to any other buildings on the property.
 - All distances from the new building to property lines.
4. Please provide the plans for the structure, this should include...
 - A detailed floor plan(s)
 - Wall section information (what materials are you using)
 - Elevation drawings
 - Roof trusses and floor trusses, provide manufacturers specifications (ask supplier for this information.)
 - If replacing a wall with an engineered beam, please provide the specifications also.
5. Apply for a permit on the City's website www.minotnd.gov under the "Apply for Permits," tab located at bottom of page. Make sure to upload your supporting documentation. A review will be completed through the system. This process can take up to two weeks, so plan accordingly.