



City of White Bear Lake
Building Department
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DRAINTILE / WATERPROOFING

This handout is a summary of the permit & inspection process as well as standard requirements based on State Building Code regarding DRAINTILE / Waterproofing. Information contained herein does not contain all of the specific codes for construction, and shall only be used as a guide.

Permit Submission Requirements:

- Completed permit application, including valuation (materials & labor cost).

DRAINTILE / Waterproofing Permit Fees: See the White Bear Lake Fee Schedule at www.whitebearlake.org

Licensing Requirements:

- Contractors must be licensed in the State of Minnesota if performing more than one single trade. Minnesota State license number must be provided on permit application.
- Contractors working on a structure built prior to 1978 are required to provide their Lead Certification Number (see permit application for exceptions.)
- Property owners may perform building related trades on property they own. Property owners may perform mechanical trades, such as plumbing, heating & electrical on property they own and occupy, otherwise a licensed contractor is required. Property owners doing their own work will be required to sign the Property Owner Waiver acknowledging their responsibilities to the Minnesota State Building Code, to Zoning Ordinances and to other applicable rules and regulation when they are acting as general contractor. All sub-contractors hired must be licensed and disclosed on the application.
- Rental property owners may perform building trade work. However, all plumbing, HVAC and electrical work on rental property shall be performed by a licensed contractor.
- Property owners renovating dwellings with the intent to sell must be state licensed if performing work on more than one property in a two-year period.

Inspection Requirements: The inspection card and approved plans must be on site upon the start of work until the final inspection has been performed and passed. All construction work shall remain accessible and exposed for inspection until approved by the Building Inspection Department.

All required inspections will be listed on the permit card. A final inspection is required upon completion of project and approvals for all other inspections have been complete; please call 651-429-8518 to schedule an inspection. A 24 hour notice is required for all inspection (period is subject change during busy times).

Information and Guidelines:

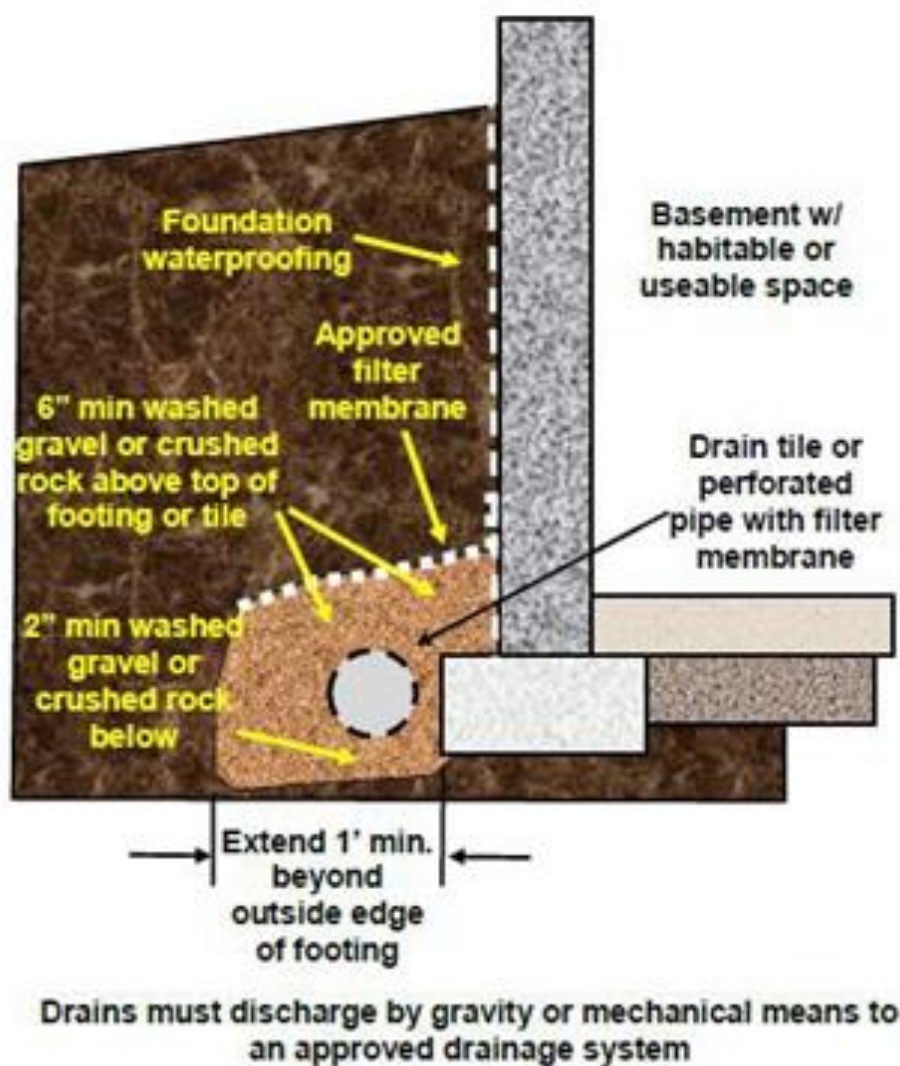
TYPICAL FOUNDATION DRAINAGE

Drains shall be provided around all new concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by

gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.

TYPICAL FOUNDATION WATERPROOFING

New foundations and additions to existing exterior foundation walls that retain earth and enclose below grade interior spaces, floors, and crawl spaces shall be waterproofed. Waterproofing shall be installed from the top of the footing to top of the foundation and across the top of the foundation. Waterproofing may be 2-ply hot-mopped felts; 55 pound roll roofing; 6-mil polyvinyl chloride; 6-mil polyethylene; 40-mil polymer-modified asphalt; 60-mil flexible polymer cement; 1/8" cement based, fiber reinforced, waterproof coating; 60-mil solvent free liquid applied synthetic rubber; or other materials approved for such use. Joints in membranes shall be lapped and sealed with an adhesive compatible with the waterproofing membrane.



This document is for informational purposes only and not intended to address every situation for the permitting and plan review process.

2022