

TO: Tim Benetti Community Development Director

FROM: George Dorn, Building Official

DATE: February 25, 2025

SUBJECT: Trident/Orchard Place Apartments

- SAC determination is required from Met Council prior to permit issuance from the city.
- Geotechnical Report, Boring Log and Special Inspector Agreement are required prior to permit and soil corrections on site.
- Indicate Trash and recycling area calculations, Per MSBC 2020 1303.1500 Subpart 1, recycling space is required in accordance with Table 1-A on plans issued for permit. Please designate this recycling space at the time of permit submittal.
- Submit plans to Minnesota Department of Labor, Plumbing Division for review of proposed plumbing, sanitary and storm design.
- Retaining walls shall be designed by a Structural Engineer for walls over 4 feet.
- Dog run shall not have any drains connected to the sanitary sewer.
- Platting the property lines must be completed prior to permit issuance.
- Architectural, Structural and Civil plans are required to be signed with the permit application.
- The domestic and fire suppression water supply is required to be split outside the building with separate shut off valves. Contact our City Engineer for acceptable connections.
- The allowable area and building heights will be determined once the code analysis has been completed.
- The City of Apple Valley has adopted the 2020 MSBC 1306, subpart 3 Special Fire Protection systems. This section would require the buildings to have an automatic sprinkler system installed based on occupancy type and square footage.
- Separate sign permits are required. Signed structural drawings will be required for review with the Building Permit application.
- Per MSAC 502.4.4, the access aisles for the accessible areas shall be marked with a designation sign that says "no parking. Review areas under consideration for accessible parking areas.
- Accessible parking required will be required per the Minnesota State Accessibility Code Table 1106.1.
- Provide energy and lighting compliance calculations at the time of permit submittal.