

RESIDENTIAL ACCESSORY STRUCTURES

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This handout is intended only as a guide and is based in part on the 2015 Minnesota State Building Code, Township ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact your local Building Department.

REQUIRED SUBMITTALS

1. Site Plan – see site plan & zoning requirements below
2. Plans – see details below
3. E-copy of plan for the file
4. Residential Garage Application

SITE PLAN - Homeowners are responsible for locating and exposing their property line corner stakes to verify correct building setbacks prior to inspections.

1. Use property survey, GIS overhead view, or hand drawn site plan.
2. Show locations /sizes of all existing structures, and proposed garage
3. Indicate all setback distances from property lines (do not measure from street)
- 4.

PLANS - Building plans (two copies) must be submitted with an application to construct a garage or garage addition. Plans must be neatly drawn and to scale (at least 1/8" = 1 ft. min.). They may be on 8 ½ X 11 paper. Plans must include a floor plan, cross section and elevation. Plans should show the proposed size of the garage; location and size of window and door openings; size of headers over all window and door openings; size, spacing, and direction of rafters or trusses; rafter/truss connection method; size and spacing of studs; the grade and species of lumber to be used; the type of roof and wall sheathing used; information on siding and roofing; all other pertinent information.

ZONING REQUIREMENTS

- Typically, a maximum of 1 attached garage, 1 detached garage, and 1 shed are allowed.
- The combined total square footage of attached garages cannot exceed 1,200 square feet.
- Garage cannot be above the elevation height of the home (regardless of grade) unless located in a rear yard.
- Setback requirements from property lines vary by zoning.
- The architectural style, shall be compatible with that of the home.
- Any accessory building built in front of the rear line of the dwelling unit, or nearer to the road than the dwelling unit, shall have the façade facing the adjacent road match the materials and colors of the dwelling unit. This includes stone and brick, which may be closely matching, light-weight hang-on type products.
- It is the homeowner's responsibility to verify specific zoning requirements or neighborhood covenants, which could impact their proposed project.

EASEMENTS

Garages cannot be located in a drainage or utility easement (easements are shown on your property survey).

FOUNDATIONS

Detached garages may be constructed on a thickened-edge slab. Attached garages must be constructed on a foundation extending at least 42 inches below finished grade.

WALL CONSTRUCTION

Walls may be framed with minimum No. 3 grade studs spaced 16 or 24 inches on center. Utility grade studs may be used when supporting only a roof, spaced not more than 16 inches on center, and limited to 8 feet in height. All other studs shall be limited to ten feet in height. If a single top plate is used, rafters or trusses must be centered over studs. For walls over ten feet in height, see the Minnesota Residential Code.

ROOF TRUSSESS

Wood trusses may be used as long as they are designed to meet state snow load requirements (35lb live snow load). Trusses must be connected to walls with approved connectors. Truss design drawings must be provided.

WALL BRACING

All walls are required to be braced at each end of each wall by one of the following methods:

- Nominal 1X4 continuous diagonal braces let in to top and bottom plates and the intervening studs or approved metal straps installed in accordance with the manufacture's specifications. Braces must be installed at an angle not to exceed 60 degrees or less than 45 degrees.
- 4X8 wood structural panel sheathing not less than 5/16 inch for 16-inch stud spacing and not less than 3/8 inch for 24-inch stud spacing. Sheathing must be attached with a minimum of 6d nails at 12 inches on center.
- 4X8 structural fiberboard sheathing not less than 1/2 inch thick applied vertically on studs spaced 16 inches on center. Sheathing must be attached with 1 1/2 inch galvanized roofing nails, 6d common nails, or 16 ga 1 1/2 inch staples spaced 3 inches on center around the perimeter and 6 inches on center on intermediate studs.

When garages are fully sheathed with wood structural panel sheathing, wall segments on either side of garage openings that support light frame roofs only with roof covering dead loads of 3 psf or less shall be permitted to have a 4:1 aspect ratio. For narrower wall segments, see page 7 of this handout.

GENERAL

Any portion of garage less than 5 feet from another building shall be fire protected.

GARAGE DOOR STANDARDS & GARAGE DOOR OPENERS

Garage doors must meet minimum wind resistance standards and must come with a **label** indicating the door complies with ANSI/DASMA 108 (designed for 90 mph wind). State law requires that all automatic garage door openers sold and installed be equipped with an automatic reversing device. This means that the door must have a means to reverse the closing function if something is detected in the path of the door.

INSPECTIONS

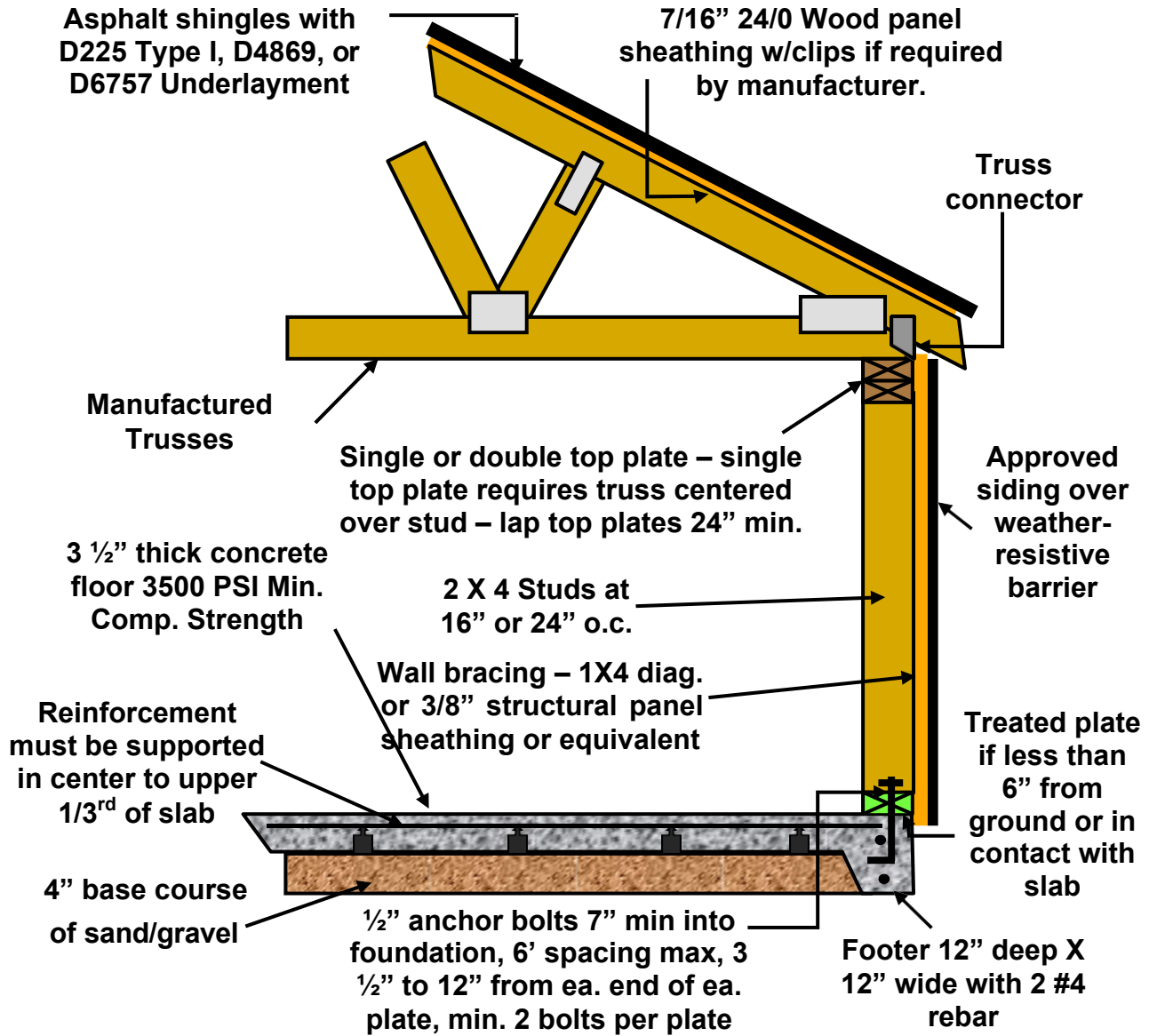
It is the responsibility of the permit applicant to call the Building Department to arrange for the inspections. 24-hour advance notice is required. Inspections typically required for the construction of a garage are:

- Footing and foundation inspection (attached garages only) - after form work is in place but prior to pouring concrete. Property pins must be exposed.
- Slab Inspection (detached garages) – after all formwork and reinforcing is in place but prior to the pouring of concrete. Property pins must be exposed.
- Framing Inspection – after all framing and bracing is complete, rough electrical (if any) is approved, roof and weather barrier installed but prior to the application of siding.
- Final Inspection – after completion of the garage and grading (The architectural style, siding and roofing shall be compatible with the principal structure).

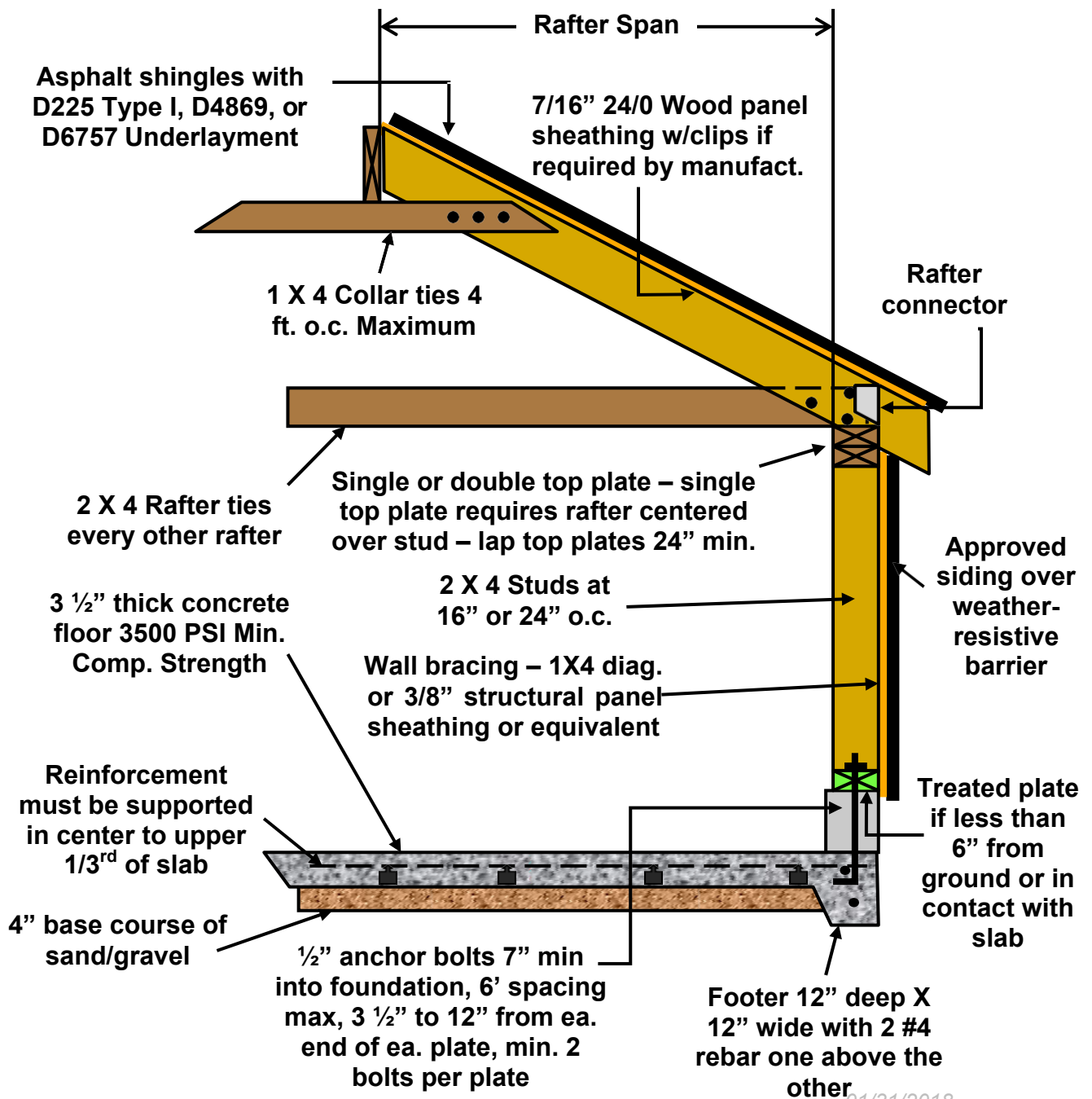
SMOKE ALARMS, CARBON MONOXIDE ALARMS, FIRE WALLS

Smoke alarms are required to be installed in the dwelling when an attached garage is constructed or an existing attached garage is expanded. Carbon monoxide alarms must be installed in a dwelling when any work requiring a permit occurs. A fire wall must be created between a dwelling and a garage if an attached garage is constructed or, in some cases, when an existing attached garage is expanded. Contact the Building Department for specifics.

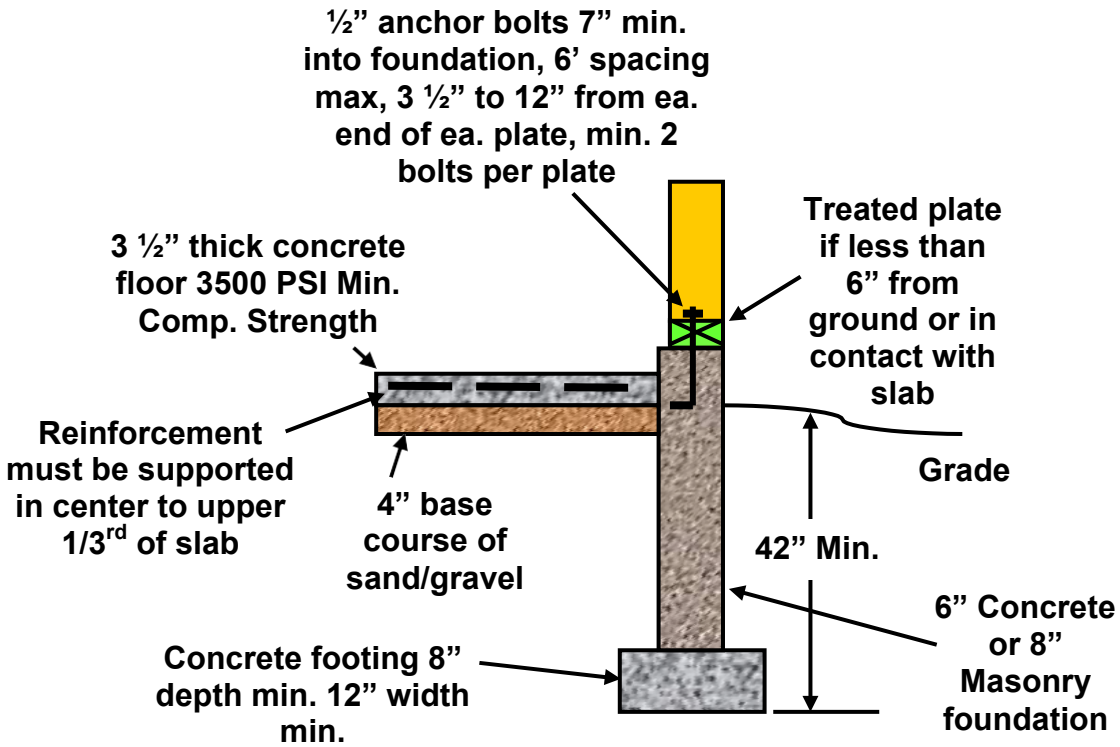
HEADER SIZES FOR GARAGES 20, 24, AND 28 FT WIDE						
	20 Ft WIDE		24 Ft WIDE		28 Ft WIDE	
Span	Header Size	# Jack Studs	Header Size	# Jack Studs	Header Size	# Jack Studs
Up to 3 ft	2-2X4	1	2-2X4	1	2-2X6	1
Up to 4 ft	2-2X6	1	2-2X6	1	2-2X6	1
Up to 6 ft	2-2X8	2	2-2X10	2	2-2X10	2
Up to 7 ft	2-2X10	2	2-2X12	2	2-2X12	2
Up to 8 ft	2-2X12	2	3-2X10	2	3-2X10	2
Up to 9 ft	3-2X10	2	3-2X12	2	3-2X12	2
Up to 10 ft	3-2X12	2	4-2X12	2	4-2X12	2
Up to 12 ft	4-2X12	2	*EWPR		*EWPR	
Over 12 ft	*EWPR		*EWPR		*EWPR	
*Engineered wood product required						



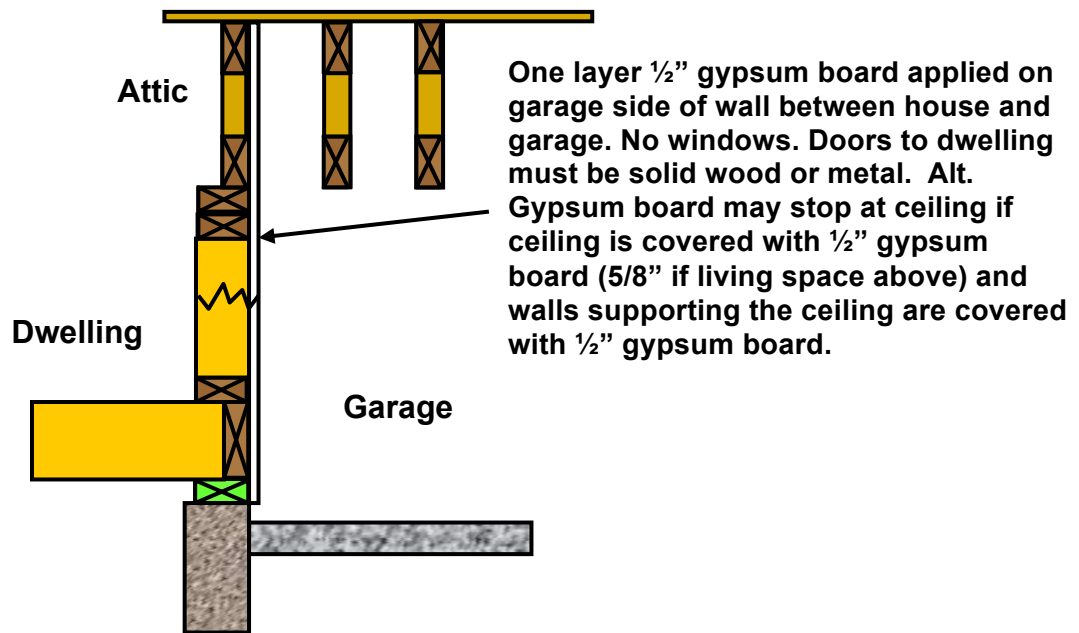
RAFTER SPANS FOR #2 HEM FIR AND SPF					
		2 x 4	2 x 6	2 x 8	2 x 10
12" o.c.	Hem Fir	7'5"	11'1"	14'0"	17'2"
	SPF	7'8"	11'3"	14'3"	17'5"
16" o.c.	Hem Fir	6'7"	9'7"	12'2"	14'10"
	SPF	6'8"	9'9"	12'4"	15'1"
24" o.c.	Hem Fir	5'4"	7'10"	9'11"	12'1"
	SPF	5'5"	7'11"	10'1"	12'4"



FOUNDATION DETAIL FOR ATTACHED GARAGE



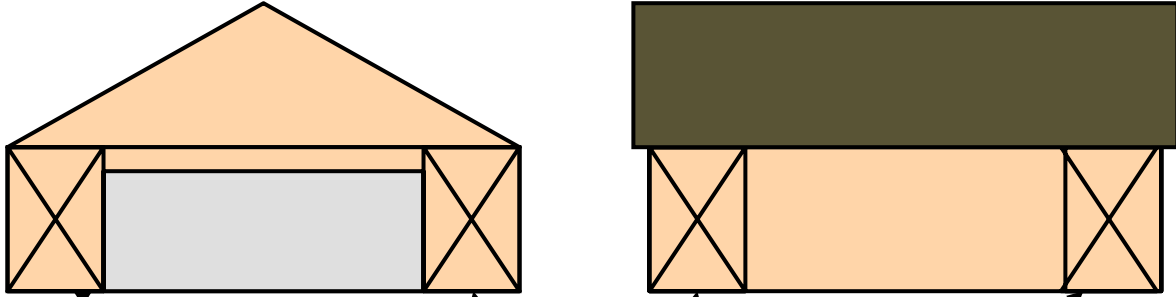
SEPARATION WALL DETAIL FOR ATTACHED GARAGE



WALL BRACING

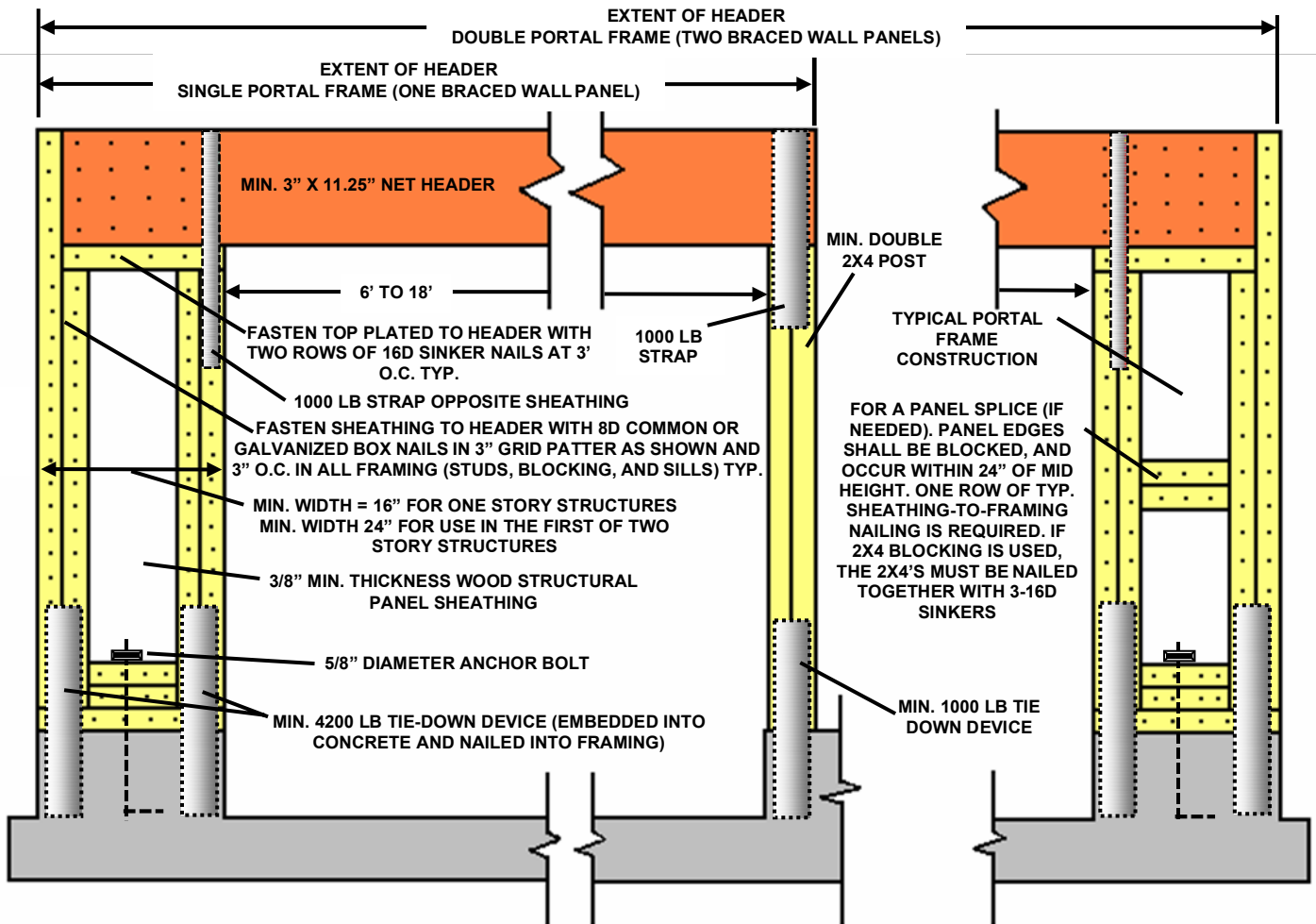
FRONT ELEVATION

SIDE OR REAR ELEVATION



4 Ft X 8 Ft 5/16" (16" o.c.) or 3/8" (24" o.c.) wood structural panels or 1/2" structural fiberboard sheathing or let-in bracing

WALL BRACING FOR NARRO



ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING

PERMIT APPLICATION FOR RESIDENTIAL ACCESSORY STRUCTURE

Job Address: _____

Owner's Name: _____ Phone: _____

Email: _____

General Contractor (If being used): _____ Phone: _____

E-mail: _____ Contractor's Lic. #: _____

Type of work **Shed** **Garage** **Pole Building** **Other:**

Total Sq. Ft.: _____ Sidewall Height (14ft max): _____ Bldg Height: _____

Total number of accessory structures on site already: _____

Total Sq. Ft. of accessory structures on site already: _____

Zoning: _____ Acres: _____ Shoreland Overlay District: YES NO

Driveway plans for new accessory structure: _____

Will the front of the structure be closer to the road than the rear of the house: _____

Will the color of the siding match or coordinate with the primary structure: _____

Valuation of Work*: \$ _____

*Based on cost of material and labor as if you were to hire a contractor.

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

TOTAL AMOUNT DUE (Price based on valuation) \$ _____
Total cost of permit will be available after building review. An estimate can be provided.

Signature of Contractor or Authorized Agent: _____ Date: _____

Signature of Owner (if owner builder): _____ Date: _____

Building Approval: _____ Date: _____

Zoning Approval: _____ Date: _____

PERMIT FEE IS BASED ON VALUATION: SHALL BE DETERMINED BY THE BUILDING INSPECTOR DURING PLAN REVIEW.

SEPTIC SYSTEMS: Septic systems may need to be upgraded before a permit is issued. If you have any questions, please contact the Building Department.

