

GARAGE ACCESSORY BUILDING INFORMATION

Building Permit Requirements

- A. Survey or scale drawing must be submitted by owner or applicant. **Note:** Many existing dwellings have copies of Surveys on file and proposed buildings could simply be added to the Survey.
- B. Permit application must be completed with description of building size, height of sidewalls, height of roof, and exterior finish material for walls and roof.
- C. Separate plumbing, heating and electrical permits are required for each type of work being done.

Plan Submittals

One copy of the building plans must be submitted along with a completed permit application for review. Allow up to 10 working days for permit approval.

Setback requirements

All accessory structures are subject to the specific City Code requirements for setbacks from property lines. *Contact the City Planner for setback requirements in your area. *Structures cannot be located in utility easements.*

Lot Coverage

City Code requires that only 35 percent of a property be covered with buildings, paving or other impervious surfaces.

Building Size and Height

No garage, attached or detached, may exceed the height of the dwelling. The maximum height and square footage of accessory buildings is determined by parcel size.

Exterior Building Treatment Requirements

Attached garages must be constructed of the same materials as the principal structure. For specific requirements, contact city staff.

General Design Standards

- A. Accessory structure roofs must be designed for a minimum 35 lb. per square foot live load and 10 lb. dead load to accommodate roof covering materials.
- B. Additions to any existing structure which currently has frost footings must also be designed with frost footings.
- C. All frost footings must be 42" deep minimum.
- D. All wood in direct contact with concrete or masonry must be pressure treated or of equal decay resistance.
- E. Garage slabs shall be a minimum 3 1/2 inches thick throughout. see attached for slab-on-grade structures.
- F. All wall sheathing joints must be on studs, plates or solid 2x blocking and fastened per code.
- G. Finish grade must slope away from the structure on all sides at a minimum slope of 5%.
- H. For heated, accessory buildings; an approved ice barrier material must be installed from eave edge to at least 24 inches inside the exterior wall line and be provided with attic ventilation per code.
- I. Enclosed attic spaces over 30 inches in height shall be provided with an access opening 22" x 30".

Fire Protection

Attached garages shall be separated from the dwelling areas with a minimum of ½" gypsum board on the garage side. This shall extend from the floor to roof sheathing and into soffit areas.

Access from a dwelling to the garage requires a solid wood door of 1-3/8" thick, or honeycomb steel door of the same thickness or a labeled 20-minute fire door. No doorway shall open directly from a garage to a sleeping room.

Garage door openers shall comply with Minnesota Statutes, sections 325F.82 and 325F.83.

Automatic garage door openers shall have automatic reversing equipment meeting UL safety standards.

Inspections

The Building Department will specify the required inspections on the Inspection Record. A 2 day notice is required for all inspections. You must identify the permit number and address to schedule an inspection.

Construction and Finish

Accessory buildings may be constructed of any material accepted by the Minnesota State Building Code. Exterior materials and finish must match or complement the exterior finish of the principal structure.

Before Excavating

Call Gopher State One at 651-454-0002 48 hours in advance of any digging to verify utility locations.

Framing requirements

Trusses may be engineer design by an approved manufacturer or hand framed rafters per Chapter 8 of the MSRC.

Attic ventilation

Garages with an enclosed attic space requires roof area ventilation equivalent to 1/300th of the attic area.

Flashing

Required over all exterior exposed openings.

Roof starter strip

A manufactured ice dam protection membrane may be required to be installed to a point no less than 24 inches inside the exterior wall line. This product must be installed per the manufacturer's instructions. Start the product at the outer edge of fascia boards.

Other permits

Separate plumbing, heating and electrical permits are required for each type of work being done.

Valley Flashing

Minimum 26 gauge galvanized extending at least 12 inches from center line each way. Provide an underlayment according to R905.

Inspections needed

Footing:	After footing area is excavated and formed and ready to pour concrete.
Rough-in:	For any plumbing, heating or electrical work that is involved.
Framing:	After all mechanical, plumbing and electrical rough-in inspections have passed.
Insulation:	After framing inspection has passed and insulation and sealed vapor barriers are in place.
Final:	When all work is completed and before garage is occupied or used for any purpose.

Please allow at least 2 business days for all inspection requests.