

Garage/Accessory Building Information Sheet

Building Permit Requirements

- A. Survey* or scale drawing must be submitted by owner or applicant.
Note: Many existing dwellings have copies of Survey 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

Two copies of 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 development agreement for the area or City Code for setbacks from property lines.

Contact the City Planner for proper setback requirements in your Zoning District.

Prohibited locations

No garage or accessory building may be located in any easement of record

Lot Coverage

City Code requires (for open spaces) 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. Permitted exterior finishes and other architectural standards are also specified by lot size. In no case shall the overall

height of any garage exceed the height of the principal dwelling.

Exterior Building Treatment Requirements

- A. Attached garages must be constructed of the same materials as the principal structure.
- B. Detached accessory structures, in most cases, must be constructed with exterior materials similar to that of the principal structure. For specific requirements, contact city staff.

General Design Standards

- A. All accessory structure roofs must be designed for a minimum 35 lb. per square foot live load and a 10 lb. per square foot dead load.
- 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 should be designed to be 4 inches thick throughout minimum, with reinforcement. (See attached detail drawing for slab-on-grade detached structures)
- F. All wall sheathing joints must be on studs, plates or solid 2x blocking and fastened per code. Fiberboard sheathing must be installed with the long direction vertically
- G. Finish grade must slope away from the structure on all sides at a minimum slope of 5%
- H. For heated, accessory buildings; a manufactured ice dam material must be installed 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 shall consist of a solid wood door of 1-3/8” thick, solid 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

Automatic garage door openers that are installed, serviced, or repaired must incorporate an edge sensor, safety beam or similar device in compliance with Minnesota Statutes, sections 325F.82 and 325F.83.

Inspections

The type and timing of inspections depend on the project and its complexity. The Building Department will specify the required inspections on the yellow Inspection Record. A 2 day notice is required for all inspections. You must identify the permit number and address to schedule an inspection.

Call 763-235-2300 to schedule all but electrical inspections. Electrical permit questions and inspection requests are handled by the State of Minnesota Electrical Inspector. Call 763-607-2583 between 7 - 8:30 am.

Construction and Finish

Accessory buildings may be constructed of any material accepted by the Minnesota State Building Code, which is approved to the application and location. Exterior materials and finish must match or complement the exterior finish of the principal structure in material, color and texture.

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Before Excavating

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

Framing requirements

The trusses may be of engineered design by an approved manufacturer or hand framed rafters in accordance with Chapter 8 of MSRC.

Attic ventilation

For enclosed garages, attics must be provided with ventilation equivalent to 1/300th of the attic area, equally distributed between soffit vents and high roof or ridge vents.

Flashing

Require 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.

Roof starter strip

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Inspections needed

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| Footing: | When footing is excavated and formed or slab is formed and sand cushion and reinforcement are in place but prior to concrete. |
| Rough-in: | For any plumbing, heating or electrical work that is involved. |
| Framing: | When all framing is complete, all mechanical installed and electrical rough-in inspection passed, but before insulating. |
| Insulation: | When all wall insulation is in place and ceiling and wall vapor barriers are in place. |
| Final: | When all work is completed and before garage is occupied or used for any purpose. |