

Detached Garage Requirements for Building Permit Application

1. Completed Building Permit application form with signature.
2. Submit two (2) copies of a Certificate of Survey, drawn to scale indicating the lot dimensions, the location and ground coverage area of existing structure(s), and the location and area of the proposed structure. Indicate the setbacks from property lines. A Certificate of Survey for the property may be on file at City Hall.
3. Submit two (2) copies of plans showing proposed designs and materials. Plans shall be drawn to scale and shall include the following information. Lumberyard standard shed plans may also be submitted.
 - a. A floor plan indicating the proposed garage size, size of headers over openings, size and spacing of roof rafters.
 - b. A cross section view indicating the depth of concrete slab and perimeter bearing, size and spacing of anchor bolts, pitch of roof, size and spacing of roof rafters, type(s) of sheathing and siding material, size and spacing of studs, ceiling height.
 - c. Elevations indicating the height of structure from established grade, type of roof covering materials, type of exterior wall covering.

Attached are examples of drawings, which are intended as a GUIDE. If your garage is similar in design, you may use the attached plans by filling in the blanks.

General Building Code and Zoning Requirements

1. Must provide unobstructed headroom of 7 feet.
2. Floor surfaces shall be of noncombustible materials.
3. The minimum thickness of concrete floor slabs supported directly on the ground shall not be less than three and one-half (3 ½) inches.
4. All stumps, roots, and black dirt shall be removed from the soil to depth of at least twelve (12) inches below the surface of the ground if concrete slab is used.
5. One-half inch diameter anchor bolts spaced six (6) feet on center max. spaced around perimeter of slab with a seven-inch (7") minimum embedment.
6. There shall be a minimum of two (2) bolts per piece with one (1) bolt located not more than 12 inches from each end.
7. Minimum six (6) inches clearance between ground and nontreated wood.
8. Roof framing must be designed for 35-pound snow load (Applies to detached U-1 occupancies MN Rules 1305.4416).
9. Caulk and flash all exterior openings.
10. Exterior walls of detached garages within 6 feet of dwelling or 10 feet of the property line shall be fire protected with one-hour fire resistive construction (Table 602, footnote b and section 704.5).

NOTE: The aforementioned represents general code requirements relative to detached garage construction. For specific code and zoning requirements, please contact the Building Inspection Department or Zoning Department at your local City Hall.

Required Inspections

1. Footing/Slab: After forms and reinforcing are in place, but **PRIOR TO POURING CONCRETE!!**
2. Framing: To be made after the roof, all framing and rough electrical (if any) is approved, but prior to the application of any insulation or siding materials.
3. Final: When the structure has been completed.

General Notes

1. The approved Plan and Survey shall be kept on the job site until the final inspection has been made.
2. The Inspection Record Card shall be placed on the outside exterior wall of the garage and shall remain posted until the final inspection has been made. Cards should be protected from the weather.
3. Post Address on construction site visible from the street.

**The State of Minnesota requires that all residential building contractors, remodelers and roofers obtain a state license unless they qualify for a specific exemption from the licensing requirements. Any person claiming an exemption must provide a copy of a Certificate of Exemption from the Department of Commerce to the City before a permit can be issued.*

** To determine whether a particular contractor is required to be licensed or to check on the licensing status of individual contractors, please call the Minnesota Department of Commerce at 651-296-2594 or toll free 1-800-657-3602.*

If you should have any questions, please call the Building Official.

For inspections call the Building Official at (763) 479-1720 or toll free 1-800-223-1720 between 7:00 a.m. and 4:30 p.m. Monday thru Friday.

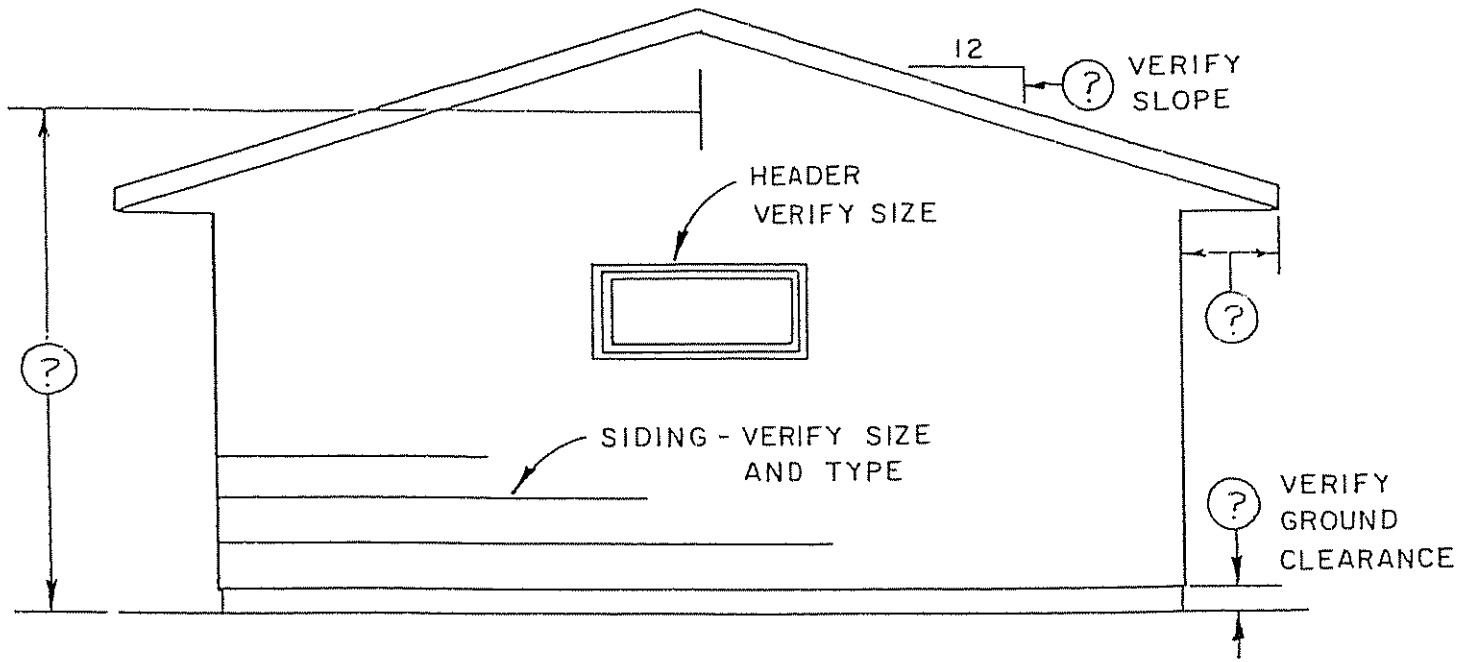
Supplement to Detached Garage Permit Application
Plans and all following information are required with Detached Garage permit applications

- A Size and spacing of footing _____
- B Size and spacing of studs _____
- C Type of lumber _____
- D Size of beams _____
- E Size and spacing of rafters _____
- F Size of garage _____

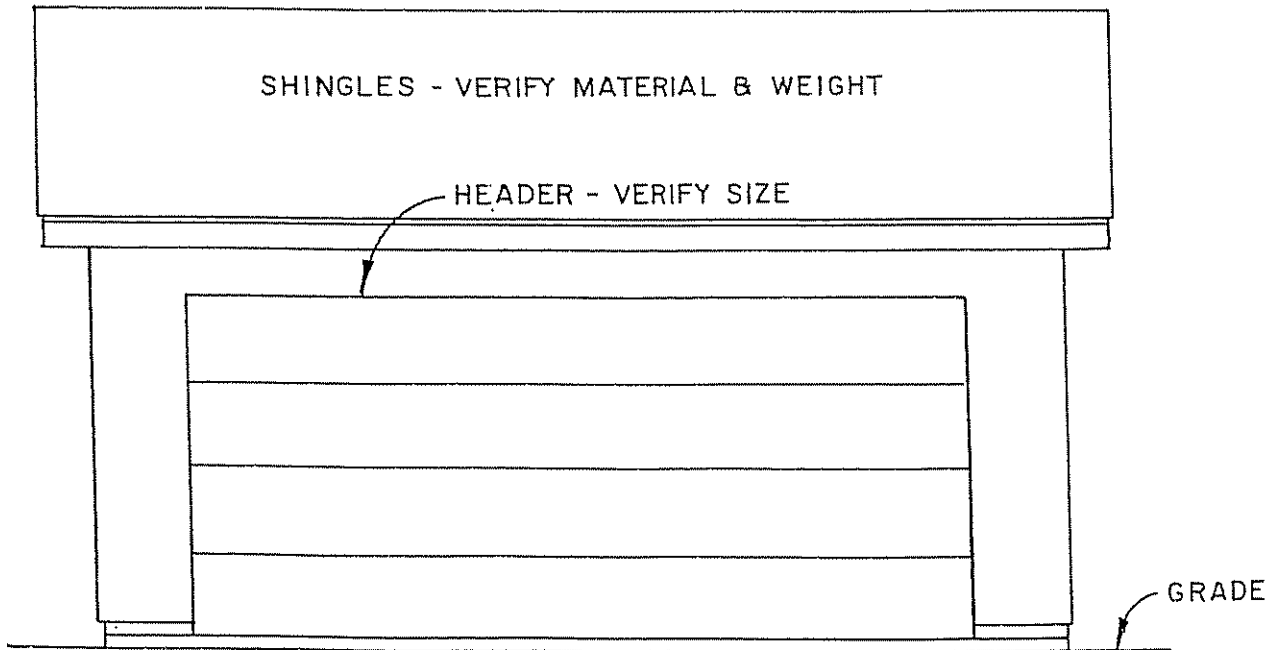
- G Distance to property lines
 - Side 1 _____
 - Side 2 _____
 - Rear _____
 - Other _____

- H Distance from house
 - Side 1 _____
 - Side 2 _____
 - Rear _____
 - Other _____

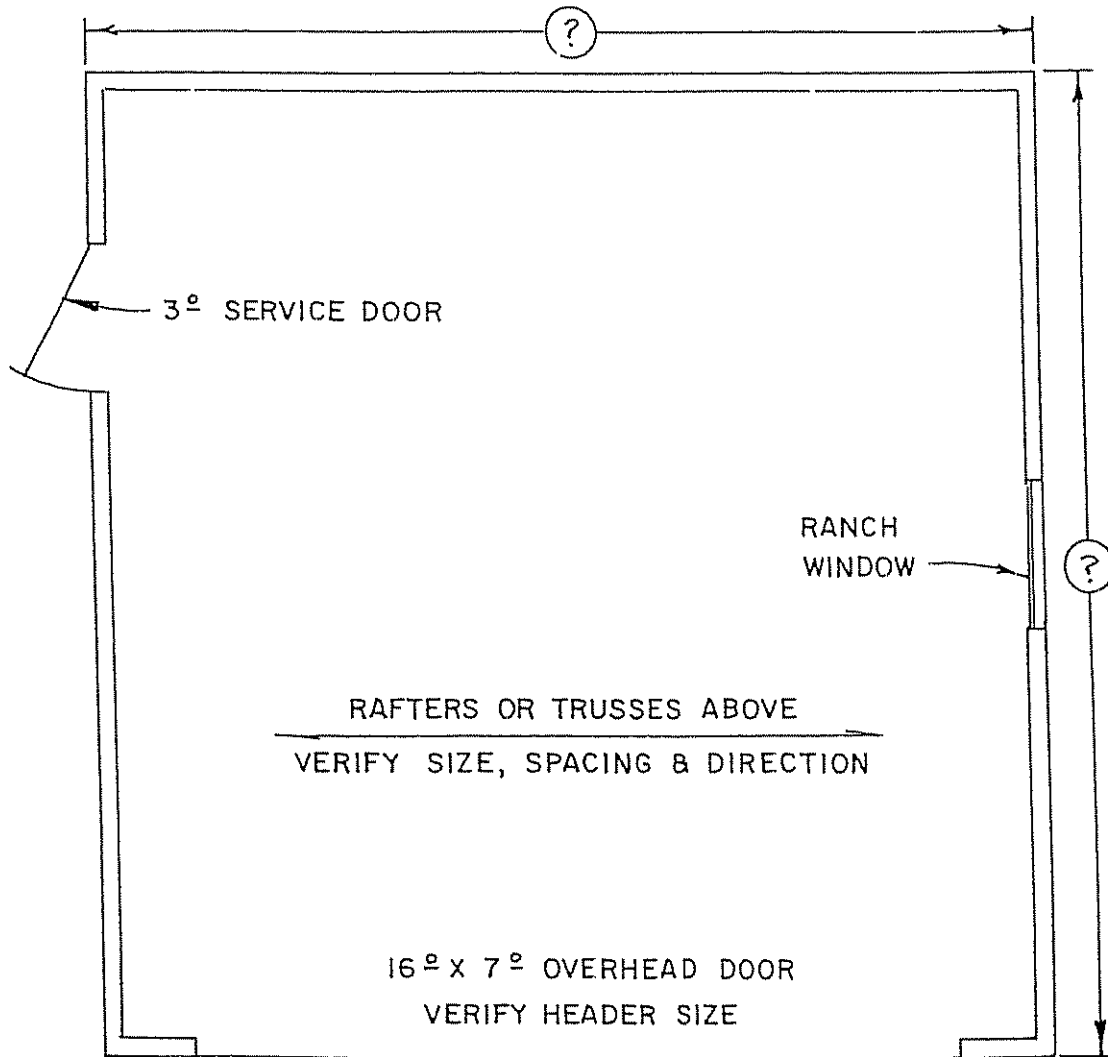
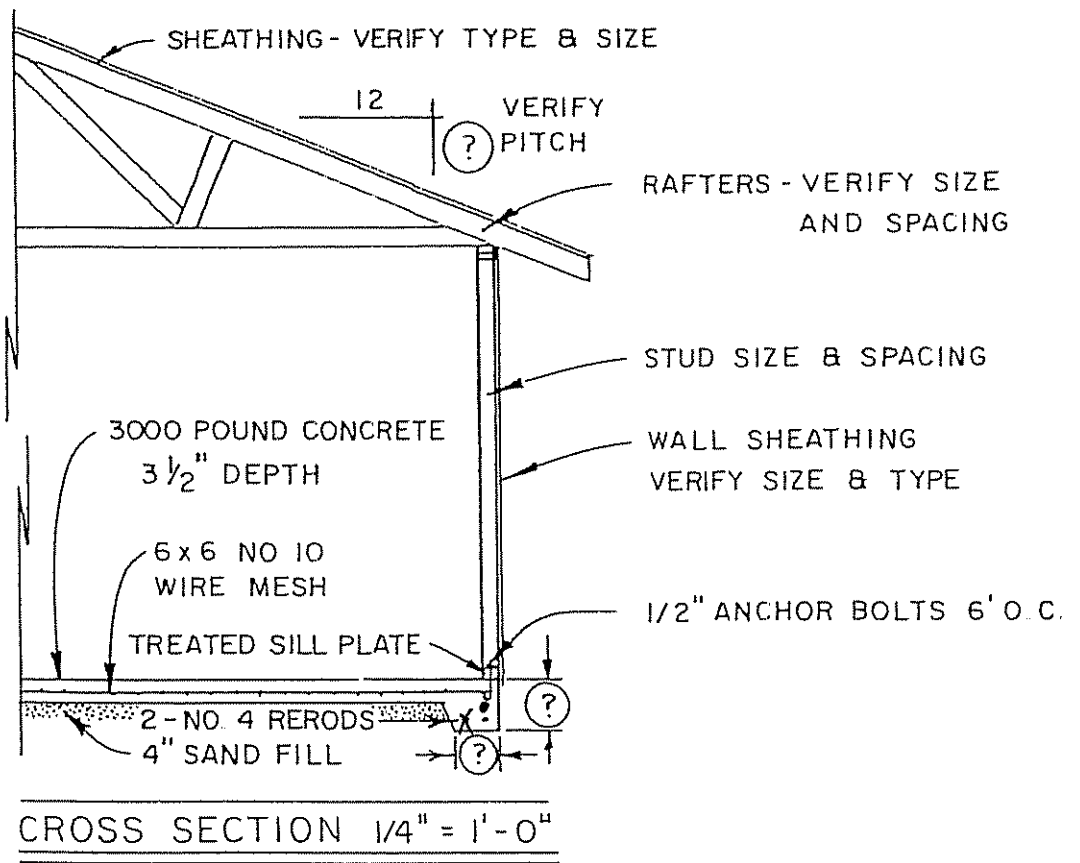
- I Total height _____



SIDE ELEVATION $1/4" = 1'-0"$



FRONT ELEVATION $1/4" = 1'-0"$



FLOOR PLAN 1/4" = 1'-0"