

## DETACHED GARAGES

- This handout is intended only as a guide. It shall not be considered a complete set of requirements.
- Materials and installation must comply with the Minnesota State Building Code and the manufacturers' installation specifications for each product.
- A building permit is required to construct a detached garage. **(Note: There are separate handouts for Post Frame Construction and Sheds/Accessory Structures.) Additional permits are required if any electrical, mechanical, plumbing, or gas piping work is being performed.**
- **Most municipalities require a zoning review. Please check with your municipality regarding requirements.**
- **BUILDING Permit Submittal shall include:**
  - Building Permit Application**, completed in its entirety, including signature and valuation.
  - SUPPLEMENTAL WORKSHEET FOR DETACHED GARAGES** (included in this handout).
  - 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. **Check with your municipality to determine setback requirements of your specific property.** (A Survey may be on file at the municipality office.)
  - One set of plans** drawn to scale showing the proposed design and materials, and including:
    - A floor plan indicating the proposed garage size, size of headers over openings, size and spacing of roof rafters/trusses.
    - 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/trusses, type(s) of sheathing and siding material, size and spacing of studs, ceiling height.
    - Elevations indicating the height of structure from established grade, type of roof covering materials, type of exterior wall covering.
    - One set of plans indicating braced wall line(s) and braced wall panel type(s) and length(s). **Note:** 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. Lumberyard standard garage plans may also be submitted.
  - Additional information may be required by the plan reviewer.

### **PERMIT CARD AND APPROVED PLANS (throughout the project) shall be:**

**POSTED** prior to start of work - **VISIBLE** from street or driveway - **ACCESSIBLE** to the inspector

### **INSPECTION REQUIREMENTS:**

Inspections **MUST** be scheduled during office hours **AT LEAST** one business day prior to inspection. If a specific date and time is required, additional notice may be needed. Failure to cancel a scheduled inspection may result in a reinspection fee.

- **Office Hours:** Monday - Friday • 8:00 a.m. - 4:30 p.m.
- **Phone:** (952) 442-7520 or (888) 446-1801

**Inspections:** (Refer to your permit card regarding project-specific inspections)

- **Footings/slab:** After forms and reinforcing bars are in place, but **PRIOR TO POURING CONCRETE**. Locate survey stakes to allow inspector to verify setbacks.
- **Framing/wall bracing:** After all wall and roof framing is complete, bracing is in place, and sheathing is applied; but prior to the application of insulation or interior and exterior wall coverings. Rough-in electrical, plumbing and mechanical work (if any) must be inspected and approved prior to the framing inspection. The signed manufactured roof truss package must be on site at the time of this inspection.
- **Energy Efficiency (insulation and vapor barrier):** All insulation, chutes, and poly (interior vapor retarder) must be installed, and poly taped and sealed, for this inspection. The wall and roof sheathing must be protected on the exterior with a water-resistive barrier, and the roof must be shingled.
- **Final:** After the building and final grading has been completed, and electrical, plumbing and mechanical work has been inspected and approved.

**Warning: The inspector may issue an order to remove materials to verify compliance with the MN State Building Code and manufacturer's installation requirements.**

If a reinspection is required, a reinspection fee will apply. The permit holder (the signing applicant) or the permit holder's representative must meet the inspector at the site to provide access. The reinspection will not be conducted if the reinspection fee is not paid.

**Note:** The State of Minnesota requires that all residential building contractors, remodelers, roofers, plumbers, and electricians 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 Labor & Industry to the Municipality before a permit can be issued. (MN Statute 326B.805)

**Note:** 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 Labor & Industry at 651-284-5034.

**Note:** For specific code requirements, please contact the Building Inspection Department at 952-442-7520 or 888-446-1801 or e-mail: infoMN@safebuilt.com.

## PROJECT CHECKLIST:

The following is a guideline to assist in compliance with the requirements of the MN State Building Code.

- The home address must be visible from the street.
- BEFORE YOU DIG, contact Gopher State One Call to locate buried utilities: (651) 454-0002 or (800) 252-1166. [www.gopherstateonecall.org](http://www.gopherstateonecall.org).
- The use of a floating slab is permissible if the slab fully complies with the exception found in MN Rule 1303.1600 subpart 2.
- All stumps, roots, and black dirt shall be removed from the soil to a depth of at least 12" below the surface of the ground if concrete slab is used.
- The minimum thickness of concrete floor slabs supported directly on the ground shall not be less than 3½".
- For buildings less than 1000 SF, all exterior footings shall be placed at least 12" below the undisturbed ground surface. A frost footing is required for structures over 1,000 SF.
- Floor surfaces shall be of noncombustible materials: concrete, asphalt, sand, gravel, crushed rock, or earth.
- There shall be a minimum 6" clearance between ground and non-treated wood.
- Wood exposed to ground, exposed to weather, located on concrete, or within 6" of grade, shall be a naturally durable wood (redwood, cedars, etc.) or approved treated lumber.
- Foundation sill plates shall be a naturally durable wood (redwood, cedars, and black locust) or approved treated lumber.
- Anchor bolts shall be a maximum of 6' on center, with a minimum of two bolts per plate section, located a maximum of 12" from plate ends and splices. The bolts shall be at least ½" diameter and shall be embedded a minimum of 7" into masonry or concrete. (If curb blocks are used, they must be a minimum of 6" wide.) Anchor bolts shall be located within 8" of any vertical reinforcement.
- Approved corrosion-resistant fasteners must be used on treated lumber.
- Must provide unobstructed headroom of 7 feet.
- Each header shall have a length of bearing not less than 1½" for full width header. Additional bearing may be required for longer spans or if using engineered wood products.
- Wall bracing must comply with MRC R602.10. The wall bracing inspection must be completed **prior** to installing.
- A water resistive barrier compliant with MRC R703.2 is required on exterior walls of all detached accessory structures.
- Fireblocking must be in place.
- Roof must be designed to handle snow load of 35 lbs per ft<sup>2</sup>.
- If a ceiling is installed, ventilation for enclosed attic space must be provided.
- If a ceiling is installed and there is 30" clear space above trusses, a 22 x 30" attic access must be provided.
- All doors, including overhead doors must be 115 mph wind-rated.
- Siding shall be attached in accordance with Tables R703.3.(1), R703.3.3, R703.6.3(1), R703.6.3(2) and the manufacturer's installation instructions.
- Exterior walls of detached garages within 5' of the property line shall be protected with a minimum fire resistance rating of one hour with exposure from both sides. Eaves within 5' of the property line shall be protected on the underside with a minimum 5/8" type X gypsum without openings for ventilation. In lieu of the gypsum, fireblocking extending from the wall top plate to the underside of the roof decking may be used.
- Caulk and flash all exterior openings.
- If a unit heater is installed, the shut-off valve must be within 6 feet of the unit and a separate mechanical permit is required.

# SUPPLEMENTAL WORKSHEET FOR DETACHED GARAGES

(MUST be included when applying for permit)

1. Size (width and thickness) of footings: \_\_\_\_\_

2. Size and spacing of studs: \_\_\_\_\_

3. Type of lumber: \_\_\_\_\_

4. Size of beams: \_\_\_\_\_

5. Size and spacing of rafters or trusses: \_\_\_\_\_

6. Size of structure: \_\_\_\_\_

7. Distance from property lines:

Side 1: \_\_\_\_\_

Side 2: \_\_\_\_\_

Rear: \_\_\_\_\_

Other: \_\_\_\_\_

8. Distance from house:

Side 1: \_\_\_\_\_

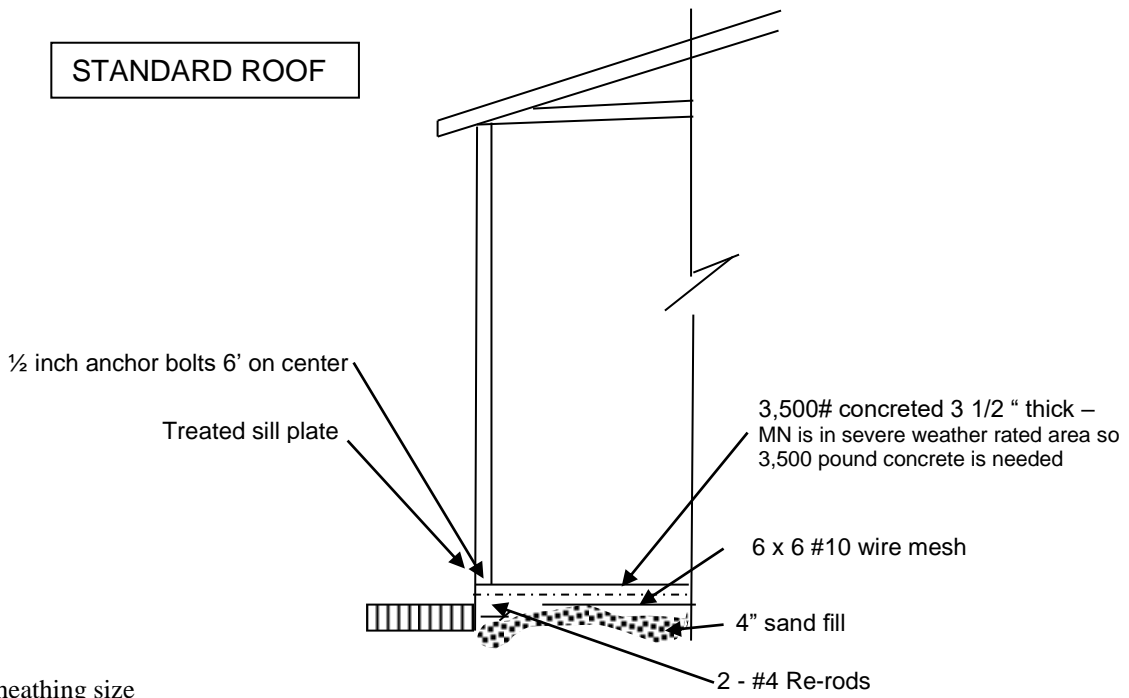
Side 2: \_\_\_\_\_

Rear: \_\_\_\_\_

Other: \_\_\_\_\_

9. Total height: \_\_\_\_\_

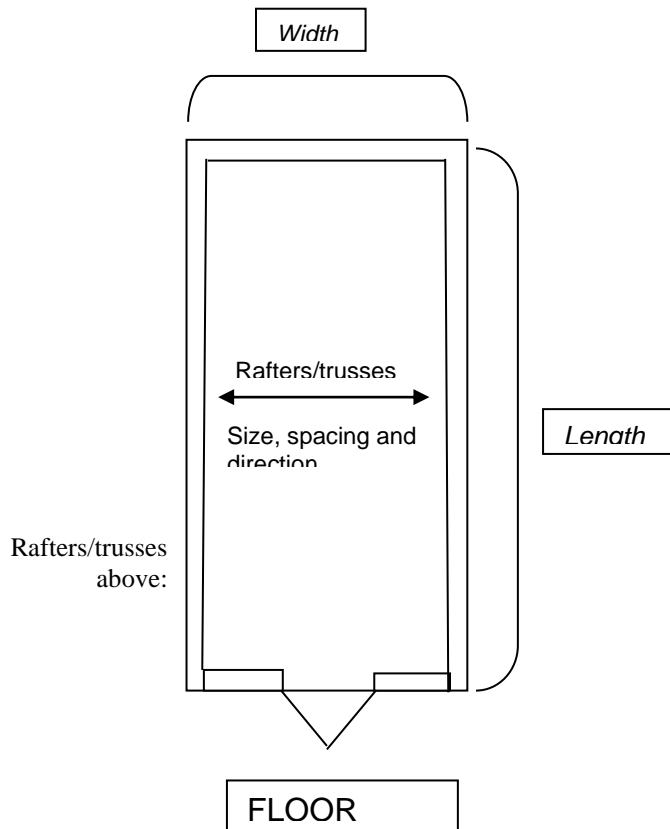
**STANDARD ROOF**



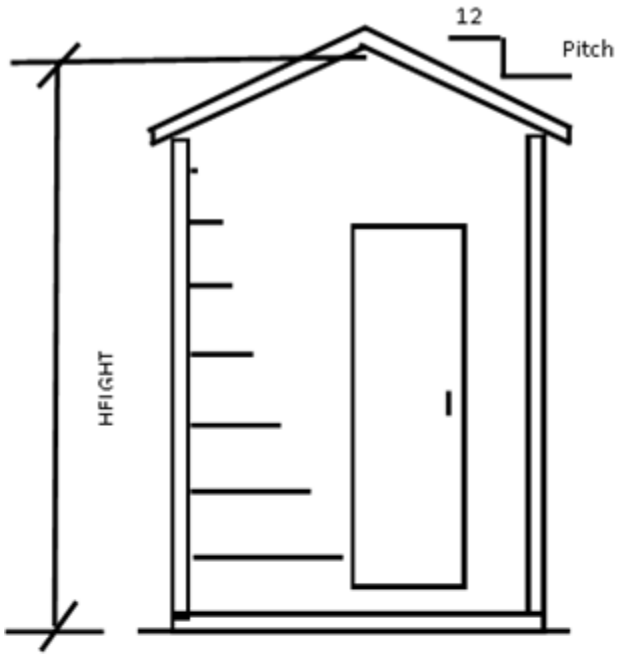
Treated floor sheathing size

Treated joist size and spacing

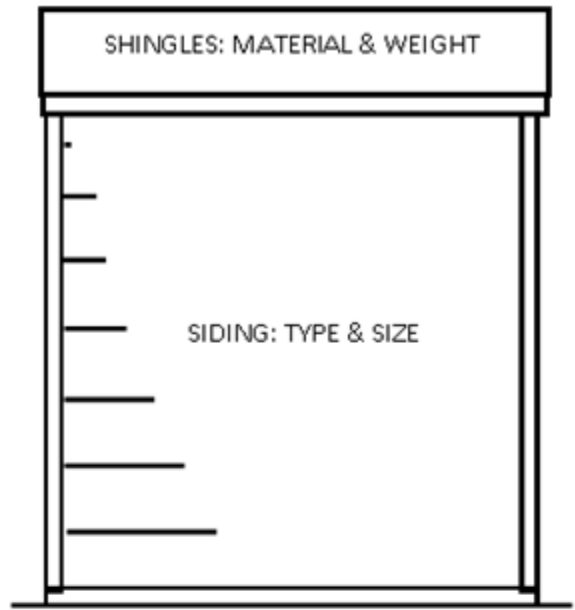
**CROSS SECTION**



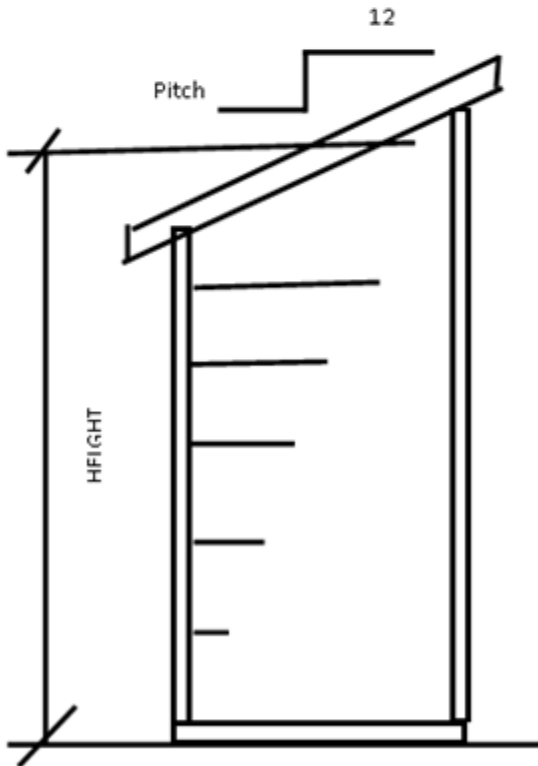
STANDARD ROOF



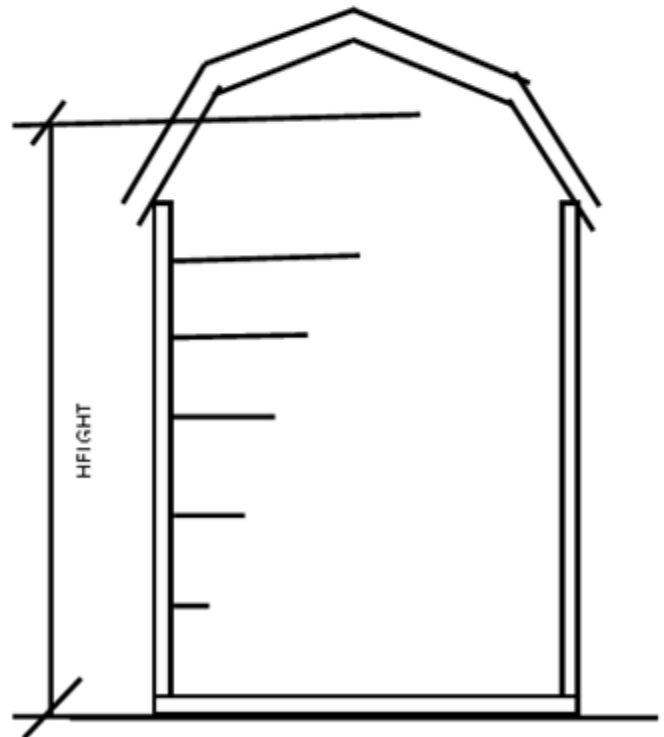
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

