

Garage or Shed Building Permit Information

Process

1. Submit 2 copies of a Certificate of Survey or 2 copies of a drawn to scale site plan 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.
2. Submit 2 copies of the Erosion/Sediment Control Plan proposed for the site.
3. Submit 2 copies of drawings showing proposed designs and materials. Drawings shall be drawn to scale and shall include the following information:
 1. Floor Plan - indicating proposed size, window and door openings, header sizes over openings, size, spacing and direction or rafter material.
 2. Cross Section - indicating footage and floor design, wall and roof construction and materials used.
 3. Elevations - front and side view indicating height of structure.
 4. If truss roof system is to be used, submit 2 copies of a stamped pre-engineered truss design from manufacturer.

Call Gopher State One before you dig at 1-800-252-1166. State law requires that utilities be located prior to any construction.

Land Use Regulations

For specific questions on land use regulations, visit the City Code or call 651.490.4681

General Requirements:

Property with an existing or proposed attached garage:

1. Maximum floor area for an attached garage is 1000 square feet or 80 percent of the foundation area of the dwelling, whichever is less.
2. A maximum of two detached structures are permitted.
3. The total floor area of the two permitted detached structures shall not exceed 150 square feet, except this may be increased to a maximum of 288 square feet with a Conditional Use Permit.
4. The total floor area of all accessory structures, attached and detached, shall not exceed 1200 square feet, or 90 percent of the foundation area of

the dwelling.

Property with an existing or proposed detached garage:

1. Maximum floor area for any single detached accessory structure is 750 square feet, or 75 percent of the foundation area of the dwelling.
2. A maximum of two detached accessory structures are permitted.
3. The floor area for a second detached accessory structure shall not exceed 150 square feet, except this may be increased to a maximum of 288 square feet with a Conditional Use Permit
4. Total floor area of all accessory structures, attached and detached, shall not exceed 1200 square feet, or 90 percent of the foundation area of the dwelling.

Location and height regulations include:

1. Detached accessory structures are permitted in side and rear yards only.
2. Minimum required setback from side property line is five (5) feet.
3. Minimum required setback from rear property line is ten (10) feet.
4. No accessory structure shall:
 - Have a side wall height exceeding 10 feet.
 - Have a peak height exceeding 18 feet.
 - Not exceed the height of the dwelling.

Design and Construction regulations include:

1. The exterior design and materials must be compatible with the house.
2. A finished flooring system is required.
3. Unfinished metal, concrete block, cloth, plastic sheeting and other materials not compatible with residential neighborhoods cannot be used for the exterior.

Building Code Requirements:

Foundation:

A "Floating slab", up to 1,000 square feet in area may be designed for the foundation support. Remove all sod and root structures and other fibrous materials and cover with 4 inch sand fill. At the perimeter, form a haunch to

thickened edge having a minimum vertical dimension at the exterior face of 12 inches with at least 6 inches projecting above the finished grade. The bottom of the haunch shall be at least 8 inches wide and then sloped upward to the bottom of the slab. Minimum slab thickness shall be 3 1/2 inches. the minimum concrete strength shall be at least 2,500 pounds per square inch (28 day strength.) In cold weather, protect concrete from freezing until cured. (This is only a recommendation. Contact your local building official for specific information.)

Anchor Bolts

Foundation plates or sills shall be bolted to the foundation or foundation wall with not less than 1/2 inch nominal diameter steel bolts embedded at least 7 inches into the concrete and spaced not more than 6 feet apart. There shall be a minimum of two bolts per piece with one bolt located within 12 inches of each end of each piece.

Sill Plates

All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills which rest on concrete or masonry foundations shall be of approved treated wood, foundation cedar or redwood not less than 2 inches in thickness, having a width not less than that of the wall studs.

Wall Framing

Studs shall be placed with their wide dimension perpendicular to the wall, but not less than three studs shall be installed at each corner of an exterior wall. Minimum stud size shall be not less than 2 x 4 and shall be spaced not more than 24 inches on center.

Top Plate

Bearing and exterior wall studs shall be capped with double top plates installed to provide overlapping at corners and at intersections with other partitions. End joints in double top plates shall be offset at least 48 inches.

Wall Sheathing and Siding

Approved wall sheathing and siding material shall be installed according to the manufacturers specifications.

Wood and Earth Separation

Wood used in construction of permanent structures and located nearer than 6 inches to earth shall be of treated wood or wood of a natural resistance to decay.

Roof Framing

1. Size and spacing of conventional lumber used for roof framing depends upon the roof pitch, span, the type of material being used, and the loading characteristics being imposed.

2. Rafters shall be framed directly opposite each other at the ridge. There shall be a ridge board at least 1 inch nominal thickness at all ridges and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a single valley or hip rafter not less than 2 inches nominal thickness and not less in depth than the cut end of the rafter.
3. Rafters shall be nailed to adjacent wall ties to form a continuous tie between exterior walls when such joists are parallel to the rafters. Where not parallel, rafters shall be tied to 1 inch x 4 inch (nominal) minimum size cross ties. Rafter ties shall be spaced not more than 4 feet on center.
4. If manufactured trusses are to be used, they shall be stamped by a third party inspection agency. Submit 2 copies of truss plans signed by a registered engineer.

Roof Sheathing and Covering

Approved roof sheathing and coverings shall be installed according to the manufacturers recommendations.

Wall opening Protection

Exterior garage walls located within 6 feet of dwelling shall be protected with materials approved for one-hour fire resistive construction.

Required Inspections

Concrete Slab (Footing): To be made after all form work is set up, mesh laid, rods wired in, etc.; but **PRIOR TO THE POURING OF CONCRETE!!**

Framing: To be made after the roof, all framing, and any bracing is in place, rough electrical (if any) is approved but prior to the application of any siding or roof covering materials.

Final: To be made upon completion of the building and finish grading.

Other Inspections: In addition to the above inspections, the building official may make or require other inspections of any construction work to ascertain compliance with the provisions of the code and other laws which are enforced by the code enforcement agency.