MNSPECT LLC
HELPING YOU COMPLY WITH THE CODE

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DETACHED GARAGES

- 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.
- Along with the completed Building Permit Application, submit:
  - Two 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 the municipality office.
  - Two copies of plans showing proposed designs and materials, drawn to scale and including the following information. (Lumberyard standard garage plans may also be submitted.)
    - □ 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.
    - □ 2 sets of plans indicating braced wall line(s) and braced wall panel type(s) and length(s).
    - □ Additional information may be required by the plan reviewer.

    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.
  - The SUPPLEMENT to Detached Garage Permit Application worksheet (attached) MUST be included with the application.
- A detached garage that encloses conditioned space must meet the requirements of the MN Residential Energy Code.
- All materials and the installation of all materials must comply with the Minnesota State Building Code and the manufacturers' installation specifications for each product.

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:

- **MUST** schedule during office hours **AT LEAST** one business day prior to required inspection. If a specific date and/or time will be required, more notice may be needed – please plan ahead. A re-inspection fee may be charged for failure to cancel an inspection for which you are not ready, or for failure to pass an inspection.
- Office Hours: Monday - Friday • 8:00 a.m. - 4:30 p.m.
- Phone: (952) 442-7520 or (888) 446-1801

Inspections: See your permit card to determine which of the following inspections are required for your project.

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

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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 re-inspection is required, a re-inspection 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 re-inspection will not be conducted if the re-inspection 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.

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 651-284-5065 or toll free 1-800-342-5354.

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

PROJECT CHECKLIST:

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

- ☐ Before you build, check required setbacks established by your municipality.
- ☐ BEFORE DIGGING, CALL "GOPHER STATE ONE CALL" AT 811. The person doing the excavation is responsible for verifying that there are no conflicts with utilities, both public and private, prior to digging.
- ☐ Frost footings or a floating slab is permissible in certain circumstances (per IRC 403.1.3.2).
- ☐ 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".
- ☐ All exterior footings shall be placed at least 12" below the undisturbed ground surface. Slabs-on-grade with thickened perimeters shall have a minimum of one No. 4 bar at the top and bottom of the footing, with No. 3 or larger vertical dowels with standard hooks on each end at 48" on center if slab and footing are poured separately. For slabs-on-ground cast monolithically with the footing, one No. 5 bar or two No. 4 bars in the middle third of the footing depth is allowed as an alternative to placement at the footing top and bottom.
- ☐ Floor surfaces shall be of noncombustible materials: concrete, asphalt, sand, gravel, crushed rock, or natural 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 minimum of 4" and 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.)
- ☐ 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 IRC Chapter 6.
- ☐ Fire blocking must be in place.
- ☐ Roof must be designed to handle snow load of 35 lbs per ft^2.
- ☐ 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" attc access must be provided.
- ☐ All doors, including overhead doors must be 90 mph wind-rated.
- ☐ Siding must be secured with corrosion resistant nails.
- ☐ 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.
- ☐ Caulk and flash all exterior openings.
- ☐ If a unit heater is installed, the shut-off valve must be within 6' of the unit. (A separate mechanical permit is required.)

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SUPPLEMENT to Detached Garage Permit Application

(MUST be included when applying for permit)

1. Size and spacing of footing: _____
2. Size and spacing of studs: _____
3. Type of lumber: _____
4. Size of beams: _____
5. Size and spacing of rafters: _____
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: _____

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STANDARD ROOF

Treated floor sheathing size

Treated joist size and spacing

CROSS SECTION

Rafters/trusses above:

FLOOR

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STANDARD ROOF

FRONT ELEVATION

SIDE ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION 1/4” = 1’-0”

FRONT ELEVATION 1/4” = 1’-0”

CROSS SECTION ¼" – 1' – 0"

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?
3' Service Door
Ranch Window
?
Rafters or Trusses Above
Verify Size, Spacing, & Direction
16' x 7' Overhead Door
Verify Header Size

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GARAGE Information Sheet

When slab and footing is not cast monolithically, reinforcement must be installed according to below diagram:

Slab-On-Grade for Detached Garages

Poured Concrete Footing and Foundation Wall

Typical for Attached Garage

Concrete Block Foundation Wall on Concrete Footing

Typical for Attached Garage

GARAGE Information Sheet

Slab and footing poured monolithically two (2) No. 4 bars in the middle third of the footing depth

Slab-On-Grade for Detached Garages