MNSPECT LLC
HELPING YOU COMPLY WITH THE CODE

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SHEDS / ACCESSORY STRUCTURES – 200 SQ. FT. OR LESS

- **There is a separate handout for DETACHED GARAGES, and another for POST-FRAME BUILDINGS (POLE SHEDS). If you are building a detached garage or pole shed, you MUST use the guidelines in the appropriate handout.**
- Accessory structures that meet ALL of the following criteria are exempt from requiring a building permit:
  - One-story
  - Detached
  - Does not exceed 200 square feet of floor area
  - Used only for tools and storage, playhouses and other similar uses
  - Check with the municipality office to determine if there are other restrictions (setbacks, location, height, etc.)
- Accessory structures that are exempt from a building permit are NOT exempt from the requirements of the building code, or of local ordinances.
- Some municipalities require a zoning permit, **whether or not a building permit is required** – check with your municipality. *A final zoning inspection to verify setbacks may be required*. PROPERTY LINES MUST BE VISIBLE
- An accessory structure that does not meet ALL of the above criteria, DOES require a building permit. Along with the completed Building Permit Application AND plans. See separate handout.
- If your shed requires a **ZONING** permit only, submit**:**
  - A completed building permit application form.
  - The attached SUPPLEMENTAL WORKSHEET FOR SHED PERMITS. The drawing should identify property lines, structures on the property, where the shed will be located, street names, and any other permanent objects/structures on the property. Be sure and include measurements from the property lines to the proposed shed. Check with your municipality to see what the setback requirements are.
  - **After the shed is installed, call the inspector (it may be the building inspections office or a municipality staff person) to schedule an inspection.** At the time of the inspection, the property markers must be noticeable. In the event that the property lines are not identified and the shed is not obviously on the proper property and clearly meeting municipal setbacks, a certified survey may be required.
- 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

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

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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. 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 1309.403.1.3.2).
- ☐ For sheds which are not placed on concrete slabs, treated skids shall be placed around the perimeters of the building or in locations that provide adequate bearing for the floor framing. The structure shall be anchored into the ground by an acceptable anchoring system to resist uplift and overturning forces.
- ☐ If a shed has a framed floor system, it shall be of treated material. This includes the floor sheathing.
- ☐ 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.
- ☐ All reinforcing steel shall have 3" of concrete cover provided.
- ☐ Floor surfaces may be 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 to ensure required concrete cover on anchor bolts.)
- ☐ Approved corrosion-resistant fasteners must be used on treated lumber.
- ☐ 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 Chapter 6 of MN Rule 1309.
- ☐ Roof must be designed to handle snow load of 35 lbs per ft^2.
- ☐ 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.

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SUPPLEMENTAL WORKSHEET FOR SHED PERMITS

(MUST be included when applying for permit)

Shed size: _____ x _____ = _____ (sq. ft.) (OVER 200 SQ FT REQUIRES BUILDING PERMIT)

DETAILED DRAWING OF PROPERTY AND PROPOSED SHED LOCATION
(A SEPARATE SHEET CAN BE USED IF MORE SPACE IS REQUIRED):

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