Detached Garage Information

Building Permit Requirements

A. Survey or scale drawing must be submitted by owner or applicant. **Note:** Many existing dwellings have copies of Surveys on file and proposed buildings could simply be added to the Survey.

B. Permit application must be completed with description of building size, height of sidewalls, height of roof, and exterior finish material for walls and roof.

C. Separate plumbing, heating and electrical permits are required for each type of work being done.

Plan Submittals

One copy of the building plans and a completed permit application must be sent in pdf format to: permits@rumrivercc.com for review. Allow up to 10 working days for permit approval.

Setback Requirements

All accessory structures are subject to specific City Code setbacks requirements to property lines. *Contact the City Planner for setback requirements in your area. *Structures cannot be located in utility easements*.

Building Size and Height

No garage, attached or detached, may exceed the height of the dwelling. The maximum height and square footage of accessory buildings is determined by parcel size and reviewed by city planning and zoning.

- The maximum size of a slab-on-grade foundation without an engineer design is 1,000 square feet per Minnesota Rules Chapter 1303.1600 Subpart 2.

Exterior Building Treatment Requirements

Attached garages must have exterior materials that match or are similar in appearance to that of the principal structure. For specific requirements, contact a city planning and zoning staff member.

General Design Standards

A. Accessory structure roofs must be designed for a minimum 35 lb. per square foot live load and 10 lb. dead load to accommodate roof covering materials.
B. Additions to any existing structure which currently has frost footings must also be designed with frost footings.
C. All frost footings must be 42” deep minimum.
D. All wood in direct contact with concrete or masonry must be pressure treated or of equal decay resistance.
E. Garage slabs shall be a minimum 3 1/2 inches thick. See attached for slab-on-grade structures.
F. All wall sheathing joints must be on studs, plates or solid 2x blocking and fastened per code.
G. Finish grade on all sides of the structure shall fall at least 6 inches within the first 10 feet.
H. For heated, accessory buildings; an approved ice barrier material must be installed from eave edge to at least 24 inches inside the exterior wall line and be provided with attic ventilation per code.
I. Enclosed attic spaces over 30 inches in height shall be provided with an access opening 22” x 30”.

Fire Protection

Attached garages shall be separated from the dwelling areas with a minimum of ½” gypsum board on the garage side. This shall extend from the floor to roof sheathing and into soffit areas.

Access from a dwelling to the garage requires a 1-3/8” thick solid wood or honeycomb steel door or a labeled 20-minute fire rated door. No doorway shall open directly from a garage to a sleeping room.

Garage Door Openers
Automatic garage door openers shall have automatic reversing equipment meeting UL safety standards that comply with Minnesota Statutes, sections 325F.82 and 325F.83.

Before Excavating
Call Gopher State One at 811 at least 48 hours in advance of any digging to verify utility line locations.

Framing Requirements
Trusses may be engineer designed by an approved manufacturer or hand framed per Chapter 8 of the MSRC.

Attic Ventilation
Garages with an enclosed attic space requires roof area ventilation equivalent to 1/300th of the attic area.

Flashing
Required over all exterior exposed openings.

Other Permits
Separate plumbing, heating and electrical permits are required for each type of work being done.

Roof Valley Flashing
Minimum 26-gauge galvanized metal extending at least 12 inches from center line each way. Provide an underlayment according to R905.

Inspections

Footing: After footings are formed and ready to pour concrete. Identify property lines and setbacks.

Rough-in: For any plumbing, heating or electrical work that is involved.

Framing: After all mechanical, plumbing and electrical rough-in inspections have passed.

Insulation: After framing inspection has passed and insulation and sealed vapor barriers are in place.

Final: When all work is completed and before garage is occupied or used for any purpose. *If the building has electrical power the electrical final inspection must pass before scheduling the building final inspection*.

Please allow at least 2 business days for all inspection requests.

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