

# Garages

## Construction Submittals

Applicants for Building Permits in Goodhue County are required to provide two complete sets of project construction plans and a site plan for approval. The Zoning Department will review site plans. The Building Inspection Department will review construction plans. Goodhue County will retain one set of construction plans; one set of approved construction plans will be returned to the applicant to be kept on-site for inspections.

### **Site Plans**

An acceptable Site Plan will show the outline of the parcel with dimensions and should include the items listed below.

**Dimensions** ..... Indicate all building dimensions.

**Set-Backs** ..... Show all of the building set-back distances. Include the front, side, and rear distances from property lines or from highway right-of-way, from center line of roads, and from shorelines.

**Private Drives** ..... Show the location of private drives.

**Wells** ..... Indicate the locations of all wells.

**Sewage Systems** ..... Indicate the required setbacks and the locations of any and all tanks, drainfields and any additional parts of on-site sewage systems.

**Accessory Buildings** ..... Show the location of existing, or proposed, accessory buildings.

### **Construction Plans**

Garage Construction Plans should include the items listed below.

Minimum Scale:  $\frac{1}{4}'' = 1'$ .

Most items can be shown on a typical section sheet.

#### **For All Garages**

**Elevations** ..... Indicate front, rear, and side elevations.

**Floor Plans** ..... Include locations and sizes of windows and doors. Indicate all dimensions and locations of structural elements including headers and posts and beams.

**Wall Construction** ..... Include the stud size and spacing, the wall sheathing size and thickness, and the size and type of the exterior wall finish.

**Conventional Roof** ..... Indicate the size and the spacing of all framing members, the size and the type of sheathing, shingle type and weight, and underpayment material.

**Truss Roof** ..... Trusses must be designed by a registered engineer of the State of Minnesota or manufactured by a certified manufacturer of trusses approved by the State of Minnesota.

**Stairways** ..... When applicable, include for stairways, the maximum riser height, the minimum tread measurement, the vertical head room, handrail, guardrail height, and baluster spacing.

#### **For Detached Garages**

**Structural Slab** ..... Indicate the size and the thickness of the concrete, the reinforcing size and placement, and the anchor bolt locations.

#### **For Attached Garages**

**Footings** ..... Include the depth and the width of the footings, the size and placement of bearing pads, and the size and placement of reinforcements. For wood footings and foundations, submit a cross section of rock depth, size, and other construction details.

**Foundations** ..... Include block size or poured concrete size, reinforcement placement, size and spacing, and finished height above the footing. If it is a wood foundation, submit the name of the manufacturer and all construction details.

**Fire Protection** ..... Submit details of the fire protection between living quarters and attached garage.