

## Garage Permits and Inspections

Permits and Inspections are Required for Accessory Structures, Sheds, Garages, and Garage Doors.

### Permits Are Required

Building permits are required for construction of accessory buildings, sheds, garages, and and similar structures. Permits are also required for additions to existing buildings and for garage door replacements.

### General Submittals

Please provide a completed application and related documents including two complete sets of project construction plans and a site plan (or survey) for approval. The Zoning Department will review site plans. The Building Inspection Department will review construction plans and related documents. 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 throughout construction.

#### SBC 1300.0040. Subpart 1, Applicability.

The Code applies to the design, construction, addition, alteration, moving, replacement, demolition, repair, equipment, installation, use and occupancy, location, maintenance, and inspection of any building, structure, or building service equipment in a municipality...

### Site Plans

Sometimes a survey may be required for a project. However, very often, a Site Plan is adequate. An acceptable Site Plan begins with the **outline** of the parcel, **directional** arrow, abutting **streets**, applicable **dimensions**, and includes the items below.

#### Dimensions

- ✓ Indicate all **building** dimensions.

#### Set-Backs

- ✓ Show all of the building set-back distances...
  - ... from **Property Lines: front, sides, and rear;**
  - ... from the road **Right-of-Way;**
  - ... from **Shorelines;** and
  - ... from **Bluff** lines.

#### Private Drives

- ✓ Show the location of private **Driveways** and of property access points.

#### Wells

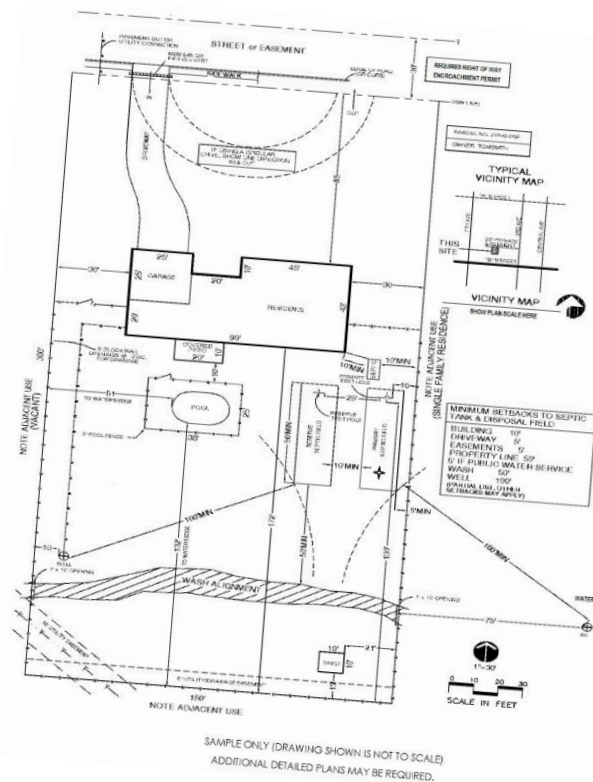
- ✓ Indicate the locations of **all Wells** and the distance(s) to proposed construction.

#### Sewage Systems

- ✓ Indicate the setback distances to proposed construction and the **locations** of any and all...
  - ... Septic Tanks;
  - ... Drainfields; and any
  - ... Additional **Parts** of on-site septic systems.

#### Accessory Buildings

- ✓ Show the location of **Existing**, and of
- ✓ Proposed accessory buildings.



## **Construction Plans**

Garage Construction Plans should include the items listed below.

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

Many of the items needed can be shown on a typical section sheet.

### **For All Garages, Sheds, and Accessory Structures**

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- Elevations** .....Include front, rear, and side elevations.
- Floor Plans** .....Provide a floor plan for each level. Indicate locations and sizes of windows and doors. Indicate all dimensions, locations, and spacing of structural elements including headers, posts, and beams.
- Foundation System** .....Include details of the foundation system.
- Wall Construction** .....Include the stud size and spacing, the wall sheathing size and thickness, insulation, 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 underlayment 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. Indicate the sheathing, underlayment, and shingle type. For post-framed structures (pole sheds), provide a copy of the manufacturer's specifications for the trusses.
- Stairways** .....For stairways, include the maximum riser height, the minimum tread measurement, the vertical head room, handrail information, guardrail height, and baluster spacing.
- Additional Details** .....Indicate the details of any additional features such as specifics on garage door wind loading, plumbing fixtures, electrical wiring, automatic garage door openers, mechanical systems, room partitions, room labels to identify the use of all spaces.

### **For Detached Structures on a "Floating Slab"**

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

### **For Attached Garages**

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- Footings** .....Include the depth and the width of the footings, the size and placement of any bearing pads, and the size and placement of reinforcement. 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 garages.



### **For Post-Framed Structures (Pole Sheds)**

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- Post Hole Footings** .....Include the depth, the width, and the spacing of the footing holes and the dimensions of the bearing pads.
- Truss System** .....Provide a copy of the manufacturer's specifications for the trusses.

**Inspections**

**Footings, Foundation, Concrete Slab.** Inspected after all form-work is completed and reinforcement is in place but before concrete is placed.

**Framing.** Inspected after framing is done and all required rough-in inspections are completed and approved.

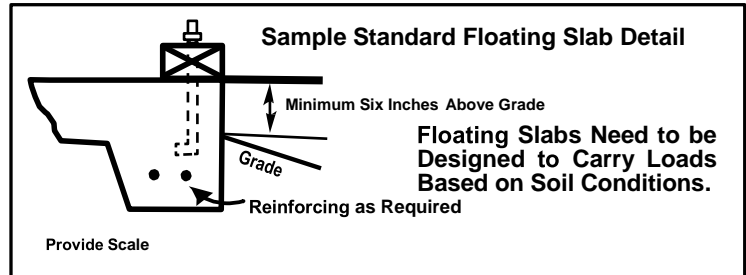
**Final.** Inspected after completion.

**Other.** To verify Code compliance, other inspections may be required per the scope of the work or to assist with questions.

**General Code Information**

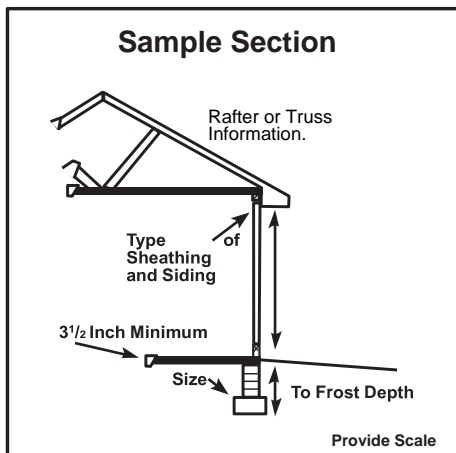
**Frost Footings.** Footings must extend to frost depth for attached garages and for post-framed structures.

**Floating Slabs.** A floating slab may be used for detached garages that are not more than 1,000 square feet and that are placed on good soil, not on peat or muck. The slab perimeter must be sized and/or reinforced to carry all design loads. The minimum slab thickness is 3-1/2 inches and reinforcing is recommended. The minimum concrete strength is 3500 pound per square inch.



**Anchor Bolts.** Foundation sill plates must be anchored to the foundation with not less than 1/2-inch diameter steel bolts, or approved straps, embedded at least seven inches into the concrete and spaced not more than six feet apart. There must be a minimum of two bolts for each piece of sill plate with one bolt located within 12 inches of each end of each piece of sill plate. Anchor straps must be installed according to the manufacturer's specifications.

**Sill Plate.** All foundation sill plates must be of approved, pressure-preservative-treated wood, heartwood of redwood, black locust, or cedar.



**Wall Framing.** Studs must be placed with their wide dimension perpendicular to the wall and not less than three studs must be installed at each corner of an exterior wall. Minimum stud size is two-inches-by-four-inches and spaced not more than 24 inches on center.

**Top Plate.** Bearing and exterior wall studs need to be capped with double top plates installed to provide overlapping at corners and at intersections with other partitions. End joints in double top plates must be offset at least 24 inches.

**Sheathing, Roofing, Siding.** Approved wall sheathing, siding, roof sheathing, and roof covering must be installed according to the manufacturer's specifications. A water-resistive barrier over the wall sheathing may be required prior to application of the siding product.

**Wood-Earth Separation.** Wood used in construction that is located nearer than six inches to earth must be treated wood.

**Hand-Framed Roof.** Size and spacing of conventional lumber used for roof framing depends on the roof pitch, span, the type of material being used, and the loading characteristics being imposed. Garages must be designed for the appropriate snow load in the area.

Rafters need to be framed directly opposite each other at the ridge. Hand-framed roofs must have a ridge board at least one-inch (nominal) thickness and not less in depth than the cut end of the rafter. At all valleys and hips, there also needs to be a single valley or hip rafter not less than two-inches (nominal) thickness and not less in depth than the cut end of the rafter. A valley needs to be designed as a beam. Rafters must be nailed to the adjacent ceiling joist to form a continuous tie between exterior walls.

**Manufactured Trusses.** Manufactured trusses are to be installed following the manufacturer's instructions.

**Separation Required.** An attached Garage must be separated from the residence and from its attic area by not less than 1/2-inch gypsum board applied on the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation must be protected by not less than 5/8-inch type "X" gypsum board or equivalent.

**Concrete Curb Block.** Concrete masonry curb blocks must be at least six-inch modular width. Four-inch curb blocks are not permitted by Code.

**Wind Loading.** Buildings and all components must comply with the wind provisions of the Code. This applies to wall coverings, curtain walls, roof coverings, asphalt shingles, exterior windows, skylights, garage doors, and exterior doors.

**Floor Surface.** Garage floor surfaces may be concrete, asphalt, sand, gravel, crushed rock, or natural earth.

**Carports.** Carports are to be open on at least two sides. Carports not open on at least two sides are considered as garages and must comply with the Code provisions of this section for garages. Carport floor surfaces may be concrete, asphalt, sand, gravel, crushed rock, or natural earth.

**Garage Doors.** Replacing garage doors requires a permit. Doors must comply with structural requirements including wind loading.

**Automatic Garage Door Opening Systems.** All automatic garage door opening systems that are installed, serviced, or repaired for garages serving residential buildings must comply with the provisions of Minnesota Statutes, Sections 325F.82 and 325F.83.

