DETACHED GARAGE INFORMATION

Building Permit Requirements

A. Survey or scale drawing must be submitted by owner or applicant. Many existing dwellings have Surveys on file. Proposed buildings can 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, mechanical and electrical permits are required for each type of work.

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 requirements for property line setbacks. *Contact the City Planner for setback requirements in your area.

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 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 with frost footings must also be designed with frost footings.

C. Frost footings must be a minimum 42” or 60” deep depending on frost zone.

D. Wood in direct contact with concrete or masonry must be pressure treated or decay resistant.

E. Garage slabs shall be at least 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 must have a minimum 5% slope away from the structure for the first ten feet.

H. *Detached accessory buildings with conditioned space must meet all Energy Code requirements*: Ceiling/R-49, Walls/R-20, Floors over unconditioned space/R-30 or R-19 (see Table R402.1.1 footnote i), Windows U-value .32, Wood Doors U-value .50, Insulated Metal Doors .60.

I. Heated, accessory buildings require an approved ice barrier material installed from eave edge to at least 24 inches inside the exterior wall line and be provided with attic ventilation.

J. Enclosed attic spaces over 30 inches in height require a 22” x 30” access opening.

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 solid wood door of 1-3/8" thick, or honeycomb steel door of the same thickness or a labeled 20-minute fire 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 rafters per Chapter 8 of the MSRC.

Attic Ventilation
Garages with an enclosed attic space requires roof 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: To verify site conditions and setbacks to property lines prior to pouring concrete.

Foundation: Before or with the framing inspection to verify anchor devices and concrete/masonry.

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

Framing: After all rough-in inspections have passed.

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

Final: For mechanical, plumbing and building after the electrical final inspection is passed. All work must be done and inspections passed before the building can be occupied.

Please allow at least 3 to 4 days for all inspection requests.

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