



Sheds / Accessory Structures

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.

An accessory structure that does not meet ALL of the above criteria **DOES** require a building permit.

Along with the completed Building Permit Application, submit:

- Two copies of plans showing the proposed design, including:
 - Elevation view of all sides of the proposed structure
 - Floor plan showing:
 - Proposed building size
 - Design of floor structure
 - Size and location of any posts, headers, and footings
 - Size and spacing of roof supports
 - Method of attachment to foundation or to the ground
 - Wall section showing:
 - Slab information (thickness, rebar, etc.)
 - Wall construction (size and spacing of studs, treated sill plates, sill plate anchor, sheathing and siding material, etc.)
 - Roof structure information (rafter or truss sizes and spacing, roof sheathing, roof slope, roof cover materials, and ice protection membrane (if structure is heated or attached to dwelling))
 - Additional information may be required by the plan reviewer.
- Two sets of site plans (or site surveys if required by the municipality) illustrating building dimensions, lot lines, setbacks, and all structures on the property.
- The SUPPLEMENT to Sheds/Accessory Structures Permit Application worksheet (attached) **MUST** Be included with the application.

All materials and the installation of all materials must comply with the Minnesota State Building Code and the manufactures' installation specifications for each product.

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 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 footings, 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 1 ½" 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 ft²
- 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.
- If a unit heater is installed, the shut-off valve must be within 6' of the unit. (A separate mechanical permit is required.)

Supplement to Sheds/Accessory Structures Permit Application
(Must be included when applying for permit)

- 1. .Size and spacing of footing: _____
- 2. Size and spacing of studs: _____
- 3. Type of lumber: _____
- 4. Size of beams: _____
- 5. Size and spacing of rafters: _____
- 6. Size of structure: _____

- 7. Distance from property lines:
 - Side 1: _____
 - Side 2: _____
 - Rear: _____
 - Other: _____

- 8. Distance from house:
 - Side 1: _____
 - Side 2: _____
 - Rear: _____
 - Other: _____

- 9. Total height: _____