



# Detached Garage Checklist

A building permit is required to construct a detached garage. (Note: There are separate handouts for Post Frame Construction and Sheds / Accessory Structures.)

Additional permits are required if any electrical, mechanical, plumbing, or gas piping work is being performed.

Along with the completed Building Permit Application, submit:

- Two copies of a Certificate of Survey drawn to scale, indicating the lot dimensions, the location and ground coverage area of existing structure(s), and the location and area of the proposed structure. Indicate the setbacks from property lines. A certificate of Survey for the property may be on file at the municipality office.
  - One copy of plans showing proposed designs and materials, drawn to scale and including the following information. (Lumberyard standard garage plans may also be submitted.)
    - A floor plan indicating the proposed garage size, size of headers over openings, size and spacing of roof rafters / trusses.
    - A cross-section view indicating the depth of concrete slab and perimeter bearing, size and spacing of anchor bolts, pitch of roof, size and spacing of roof rafters / trusses, type(s) of sheathing and siding material, size and spacing of studs, ceiling height.
    - Elevations indicating the height of structure from established grade, type of roof covering materials, type of exterior wall covering.
    - (1) Sets of plans indicating braced wall line(s) and braced wall panel type(s) and length(s).
    - Additional information may be required by the plan reviewer.
- Note: Attached are examples of drawings, which are intended as a GUIDE. If your garage is similar in design, you may use the attached plans by filling in the blanks.
- The SUPPLEMENT to Detached Garage Permit Application worksheet (attached) MUST be included with the application.

A detached garage that encloses conditioned space must meet the requirements of the MN Residential Energy Code.

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 a floating slab is permissible in certain circumstances (per IRC 403.1.3.2).
- All stumps, roots, and black dirt shall be removed from the soil to a depth of at least 12" below the surface of the ground if concrete slab is used.
- The minimum thickness of concrete floor slabs supported directly on the ground shall not be less than 3 ½".
- 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 footing, 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.
- Floor surfaces shall be of noncombustible materials: 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.)
- Approved corrosion-resistant fasteners must be used on treated lumber.
- Must provide unobstructed headroom of 7 feet.
- 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 IRC Chapter 6.
- Fire blocking must be in place.
- Roof must be designed to handle snow load of 35 lbs. per ft<sup>2</sup>.
- If a ceiling is installed, ventilation for enclosed attic space must be provided.
- If a ceiling is installed and there is 30" clear space above trusses, a 22 x 30" attic access must be provided.
- 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: \_\_\_\_\_