GARAGES AND ACCESSORY STRUCTURES

GUIDELINES FOR PLANNING THE CONSTRUCTION OF A GARAGE

CHAMPLIN BUILDING DEPARTMENT: 763-421-2629

PERMITS

Building permits are required for construction of all garages greater that 200 Sq. Ft. The 2015 Minnesota Residential Code differentiates between attached and detached garages and there are some differences in the requirements. Garages must also meet the land use and setback requirements of City zoning code, which vary based on the type and size of proposed structure. A plan review of the submitted drawings will be preformed to determine the area and code compliance. A home owner may obtain the permit and perform the work or they can hire a licensed contractor. The contractor must provide the City with a current, valid license from the Minnesota Department of Labor and Industry.

Permit application are available online at www.ci.champlin.mn.us or available at City Hall.

SITE PLAN OR SURVEY, FLOOR PLAN, ELEVATION

Site plan or survey: Submit a copy of certificate of survey or site plan indicating the lot dimensions, location and size of existing structure (s), and the location, size, and height of the proposed structure. Indicate the setbacks from property lines. A survey may be on file at the City.

Floor plan: Plans do not need to be professionally drawn, but should include the following.

1. Proposed size and height of garage
2. Location and size of window and door openings
3. Size of headers over all doors and window openings
4. Size , spacing and direction of rafter materials
5.

Elevation: Submit copies of elevation showing proposed design. All elevations should include the following.

1. Height of structure from grade (Maximum height of detached grade is 18' or height of principle structure. Whichever is less.)
2. Depth of footings
3. Floor design and materials
4. Wall and roof materials

ZONING REGULATIONS

Garage and accessory building setbacks vary depending upon the zoning district and location. Other zoning provisions that apply include lot coverage, number and size of accessory structures on the lot. Contact the Building Department for requirements. This is an important step in planning for a garage project. The City utilizes lot sizes and type of home to calculate allowable accessory building square footage.

PLAN REVIEW & INSPECTIONS

A plan review is completed by the building official to spot potential problems. The building official may make notes about the plan for your use. Inspections are performed at various stages of construction to verify code compliance.

GENERAL BUILDING CODE REQUIREMENTS

The 2015 Minnesota Residential Code adopts the 2012 International Residential Code (2012 IRC).

• **Footings:** Footings must extend to frost depth for all attached garages (minimum 42”). A "floating slab" may be used for the foundation support of detached garages on all soils except peat and muck. The slab perimeter must be sized and/or reinforced to carry all design loads. The minimum-slab thickness must be 3 1/2 inches and reinforcing is recommended. The minimum concrete strength is 3500-pounds-per-square-inch for floating slab. Protect concrete from freezing until cured.

• **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.

• **Roof framing:** Size and spacing of conventional lumber used for roof framing depends upon 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 your area. Contact your local building inspector. A snow load map is at www.dli.mn.gov/CCLD/PDF/bc_map_snowload.pdf. 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 of the rafter. 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 are to be installed following the manufacturer's instructions.

STORAGE SHEDS

A Building Permit is not required for a shed of 200 square feet or less, but site placement and prior approval is required. The detached garage requirements apply and a building applicant with plans must be submitted for review. No sheds are allowed closer than 6’ to any structure or in the side or rear yard easements. The height is restricted to 18’. All corners of the shed need to be anchored. Because there are lot specific size and placement requirements, we ask that you stop at the Building Department and discuss the specifics of your lot.

- **Anchor bolts or straps:** Foundation sill (sole) 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 manufacturer's specifications. must be installed according to manufacturer’s specifications.
- **Sill (sole) plate:** All foundation sill plates must be 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.
- **Sheathing, roofing and 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.
- **Separation required:** An attached garage must be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) 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 (15.9 mm) type "X" gypsum board or equivalent .
- **Wood and earth separation:** Wood used in construction located nearer than 6 inches to earth must be treated wood.
- **Concrete curb block:** Concrete masonry curb blocks must be at least 6-inch-modular width (4-inch-curb blocks are not permitted by code).
- **Exterior Materials**: No accessory building shall be constructed of canvas, plastic fabric or other similar material. All accessory buildings in excel of 120 sq. ft. shall be constructed with exterior materials and finish that match or compliment the exterior finish of the principle structure.

OTHER REQUIREMENTS

- All accessory buildings must be set back 100’ from Mississippi River and 75’ from the Mill Pond and Elm Creek.
- Accessory structures shall not be constructed within 6’ of another structure.
- Easements can not be encroached into with an accessory building.
- Not permitted in front or side yards.

EXAMPLES: The following samples show the minimum detail expected on site, floor and elevation plans. Additional information, such as sectional drawing or elevations, may be required. The plans should include: 1. Proposed size of garage. 2. Location and size of door and window opening. 3. Size of headers over all doors and window openings .