

GARAGES - ACCESSORY STRUCTURES

Champlin Building Department - (763) 421-2629

Permits for Garages: Building permits are required for construction of all new attached or detached garages. Garages must also meet land use and setback requirements of the City Zoning Code, which vary based on the type and size of garage to be built. The permit fees are determined by the square footage of the proposed structure. A plan review of the drawings submitted will be performed to determine the area and code compliance. A homeowner may obtain the permit and perform the work or they can hire a licensed contractor. The contractor must furnish the City with a current valid license from the Minnesota Department of Labor and Industry.

Applying for a Building Permit: Information necessary for Building Department to do a proper job of plan review and to help the project go smoothly are:

1. Application for the Permit

The permit application is available online at www.ci.champlin.mn.us or can be filled out at the time you drop off your plans.

2. Site plan or survey

Submit a copy of certificate of survey or site plan indicating the lot dimensions, the location and size of the existing structure(s), and the location, size, and height of the proposed structure. Indicate the setbacks from property lines of the existing and proposed structure(s).

3. Floor plan (dimensioned) - Plans do not need to be professionally drawn but should include all of the information requested.

Submit copies of the floor plan showing proposed design and materials. Floor plans should include:

- a. Proposed size and height of garage
- b. Location and size of window and door openings
- c. Size headers over all doors and window openings
- d. Size, spacing and direction of rafter (roof) materials
- e. Type (grade and species) of lumber to be used

4. Elevation height (dimensioned)

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

- a. Height of structure from grade (Note: the maximum height of detached garage is 18 ft. or height of principle structure (home) whichever is less.)
- b. Size of depth of footings
- c. Floor design and materials
- d. Wall and roof construction (if truss roof system is to be used, submit 1 copy of stamped pre-engineered truss design from manufacturer.

Zoning Regulations: Garage and accessory building setbacks (measured from property lines) 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 the requirements. This is an important first step in the planning for a garage project.

Building Code Requirements

Footings - footings must be extended below frost depth for all attached garages. A "floating slab" may be used for the foundation support of detached garages. If a floating slab is used, sod and root structures must be removed and replaced with 4 inches of sand fill. The perimeter of the slab must be thickened to a minimum vertical dimension of 8 inches at the edge. The bottom of the thickened edge must be at least 12 inches wide and then may be sloped upward to meet the bottom of the slab at a 45 degree angle. One number 5 or two number 4 rebar reinforcements must be placed continuously in the footing area of the slab. The minimum slab thickness must be 3-1/2 inches. The minimum concrete strength required is 2500 pounds per square inch. In cold weather, protect concrete from freezing until cured.

Anchor Bolts - foundation plates or sills must be bolted to the foundation with not less than $\frac{1}{2}$ inch diameter steel bolts embedded at least 7 inches into the concrete and spaced not more than 6 feet apart. There must be a minimum of two bolts per plate with one bolt located within 12 inches of each end of each plate.

Sill Plates - all foundation plates or sills and sleepers on a concrete or masonry slab, which are in direct contact with earth, and sills which rest on concrete or masonry foundations must be of approved treated wood, foundation cedar or redwood not less than 2 inches in thickness, having a width not less than that of the wall studs.

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 or an exterior wall. Minimum stud size is 2 x 4 and spaced not more than 24 inched 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 and Siding - approved wall sheathing, siding, roof sheathing and roof coverings matching primary structure must be installed according to the manufacturer installation instructions.

Wood and Earth Separation - wood used in construction located nearer than 6 inches to earth shall be treated wood or wood of natural resistance to decay (cedar, redwood).

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. Rafters need to be framed directly opposite each other at the ridge. A ridge board at least 1 inch (nominal) thickness and not less in depth than the cut end of the rafter is required for hand framed roofs. At all valleys and hips, there also needs to be a single valley or hip rafter not less than 2 inches (nominal) thickness and not less in depth than the cut rafter. Rafters must be nailed to the adjacent ceiling joist to form a continuous tie between exterior walls when the joists are parallel to the rafters. Where not parallel, rafters must be tied to a minimum 1 inch by 4 inch (nominal) cross tie spaced a minimum 4 foot on center. If manufactured trusses are to be used, submit 1 copy of truss plan signed by a registered engineer.

Wall Opening Protection - exterior walls of attached garages located within 6 feet of a dwelling line must be protected with materials approved for one hour fire resistive construction.

The above outlines only general code requirements for garage construction. For specific code requirements contact the Building Department.

Required Inspections

- 1. Footing/Concrete Slab** - to be performed after all form work is set up, mesh laid (if necessary), rods wired in, etc. but **prior to pouring of concrete.**
- 2. Framing** - to be performed after all framing, blocking and bracing are in place, rough electrical (if any) is approved, siding and roof covering materials are installed and prior to closing the construction so as to make it inaccessible for inspection. (This inspection can be done at the time of the final if all parts of the framing will be visible and accessible then.)
- 3. Final** - to be made upon completion of the project.

STORAGE SHEDS

A Building Permit is not required for a shed of 120 square feet or less. For structures over 120 square feet the detached garage requirements apply and a building application with plans must be submitted for review. No sheds are allowed closer than 6 feet to any structure or in the side or rear yard easements. The height is restricted to 18 feet. 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.

OTHER REQUIREMENTS

All accessory buildings (garage or shed) must be setback 100 feet from the Mississippi River.

All accessory buildings must maintain a 75 foot setback from the Mill Pond and Elm Creek.

Accessory structures shall NOT be constructed within 6 feet of the principal structure or other buildings.

Easements CAN'T be encroached into with any accessory building. Please check with the Building Department to find out the specifics of your lot.