



DETACHED GARAGE HANDOUT

Building Inspections Department | 6000 McColl Drive, Savage, MN 55378
Office: 952-882-2650 | Fax: 952-882-2656 | savageinspections@ci.savage.mn.us

Building permits are required for all attached accessory structures and for detached accessory structures that exceed 200 square feet in floor area. The following information outlines general code requirements relative to garage and accessory structure construction. For specific code requirements, please contact a design professional or the Savage Building Department at 952-882-2650.

REQUIREMENTS

- A signed, completed building permit application form.
- A copy of the Certificate of Survey or site plan drawn to scale, showing property lines, existing buildings and the proposed structure location with distances to property lines.
- Two copies of building plans showing proposed designs and materials. Drawings must be to scale and include the following items:
 - A floor plan indicating:
 - The proposed accessory structure size and shape.
 - The size, spacing and direction of the roof framing.
 - The size and location of windows and doors including header sizes, and type of lumber to be used.
 - A cross-section plan indicating:
 - Footing/slab design and size including materials.
 - Exterior wall and roof construction materials.
 - Height of the structure from grade and the roof slope.
 - An elevation plan indicating:
 - Front and side view of the proposed garage
 - Location of the door(s) and windows.
 - Siding and roof covering materials.
 - Size of all overhangs.
- A separate permit is required for electrical work. All electrical permits and inspections are done thru the State of Minnesota. Applications are available online at www.electricity.state.mn.us. For questions regarding electrical work, please contact the State Electrical Inspector, Justin Doebbeling at 612-643-1838, (7:00 am–8:30 am).
- Verify the zoning requirements for your property. Structures cannot be placed within any utility or drainage easements or setbacks. All properties have easements and setbacks, therefore it is important that you check your property survey or contact the Savage Planning Department at 952-882-2698 **prior** to any construction.
- Be sure to contact Gopher State One Call at least 2 full business days before you dig. Call 651-454-0002 or 800-252-1166. More information is available at: www.gopherstateonecall.org

GENERAL BUILDING REQUIREMENTS ARE BASED ON THE 2015 MINNESOTA STATE BUILDING CODE, 2012 INTERNATIONAL RESIDENTIAL CODE AND SAVAGE CITY ORDINANCES.

Foundation/Footings

- Footings must extend to frost depth for all accessory structures. Exception: A "floating slab" up to 1,000 square feet may be used for the foundation support.
- Remove all sod and root structures and other fibrous materials and cover with a minimum of 4" of sand fill.
- At the perimeter of the slab, form a thickened edge (haunch) having a minimum vertical dimension at the exterior face of 12", at least 12" wide and sloped upward to the bottom of the slab. Minimum slab thickness shall be 3 ½".
- In cold weather, protect the concrete from freezing until cured. Install one #4 rebar at the top and bottom of the footing.

Anchor Bolts

- Foundation plates or sills shall be bolted to the slab or foundation wall with not less than ½" nominal diameter steel anchor bolts embedded at least 7" into the concrete and spaced not more than 6' apart. There shall be a minimum of two bolts per piece of sill plate with one bolt located within 12" of each end of each piece.

Sill Plates

- Foundation plates or sill and sleepers on a concrete slab which are in direct contact with the earth and sill which rest on concrete or masonry foundations shall be approved treated wood or foundation redwood not less than 2" (nominal) in thickness. The sill width shall not be less than that of the wall studs.

Wall Framing

- Studs must be placed with their wide dimension perpendicular to the wall, be not less than 2 X 4's and shall be spaced not more than 24" on center.

Top Plate

- Bearing and exterior wall studs shall be capped with double-top plates installed to provide overlapping at corners and at intersections of other partitions. End joints in double-top plates shall be offset at least 24".

Sheathing, Roofing & Siding

- Approved wall sheathing, siding, roof sheathing and roof covering must be installed according to the manufactures recommendations. Caulk and flash all exterior openings.

Wood & Earth Separation

- Wood used in construction of permanent structures and located nearer than 6" to earth shall be treated wood or wood of natural resistance to decay.

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. A snow load map is online at www.dli.mn.gov/cclld/pdf/bc_map_frost_depth.pdf.
- Rafters need to be framed directly opposite each other at the ridge. A ridge board at least one 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 two inches (nominal) thickness and not less in depth than the cut of the rafter. For roof slopes less than 3:12 the valleys need to be designed as beams.
- 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 by a minimum one inch by four inch (nominal) cross tie spaced a maximum four foot on center. Manufactured trusses are to be installed per the manufacturers instructions.

Concrete Curb Block

- Concrete masonry curb blocks shall be at least 6-inch modular width (4 inch curb blocks are not permitted by code).

REQUIRED INSPECTIONS

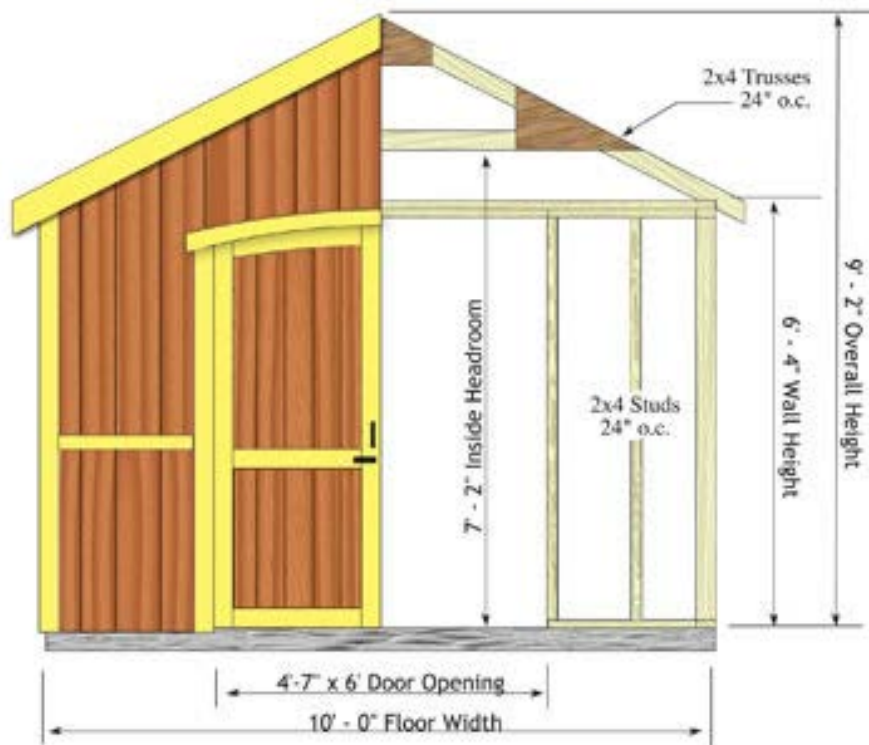
Please call 952-882-2650 24 hours in advance to schedule required inspections. Inspections are scheduled Monday thru Friday, 8:30 am until 4:00 pm.

- **Footings or concrete slab**
After the holes are dug, loose dirt and water are removed and any reinforcement is in place, but prior to the pouring of concrete.
- **Electrical, plumbing, and mechanical**
Complete rough-ins before framing. Contact the State Electrical Inspector for the electrical rough-in inspection prior to contacting the City.
- **Framing**
When framing and roof is complete and the windows are installed.
- **Insulation**
After framing and electrical inspections have been approved.
- **Final**
Final electrical inspection must be completed before the final building inspection.

Below are some examples of drawings which may assist you and are intended as a GUIDE only.



Front Elevation





SHED & ACCESSORY STRUCTURE HANDOUT

Planning Department | City of Savage | 6000 McColl Drive, Savage, MN 55378 | Office: 952-882-2660

The following information is provided as a general guide for single-family and two-family residential accessory structures and is only a summary of the City of Savage's Zoning Code regulations. There may be other regulations that apply depending upon where your property is located. Please contact the Planning Department at 952-882-2660 beforehand to determine if your project meets all applicable ordinances.

What is considered an accessory structure?

Attached and detached garages, storage sheds, gazebos, and other similar covered structures are considered to be accessory structures.

Do I need a permit to build an accessory structure on my property? Building permits are required for certain types and sizes of accessory structures. Please check with the Planning Department to determine if a permit is required.

What are the requirements regarding the size of accessory structures? The total floor area of all garage and accessory structures cannot exceed the ground floor living area of the residence, with 1,000 square feet as the maximum total square footage allowed.

How many detached accessory structures can I have? For properties less than ½ acre in size, one accessory structure is permitted in addition to an attached or detached garage. For properties ½ acre and larger, two accessory structures are permitted in addition to an attached or detached garage but only one detached structure may exceed 120 square feet.

What are the location requirements?

Accessory structures can be located in the side or rear yard only. They cannot be located within a front or corner side yard. For corner lots, the side yard closest to the street is considered the corner side yard.

Structures cannot be located in an easement and almost all properties contain some type of

easement. Planning staff can provide information on the location and width of easements on your property.

What are the setbacks?

A setback is the minimum distance required between a property line and the structure. Accessory structure setbacks are 5 feet from the side property line and 10 feet from the rear property line.

What other rules apply to detached accessory buildings?

1. The maximum height of structure is 12 feet.
2. Garage door height cannot exceed 9 feet.
3. Detached accessory structures cannot cover more than 5% of the rear yard of residential properties.
4. No more than 35% of your entire lot area may contain impervious surface coverage. Impervious surface is the area that cannot absorb rainfall, such as rooftops, pavement, sidewalks or patios and causes water to run off the surface in greater quantities and at an increased rate of flow.

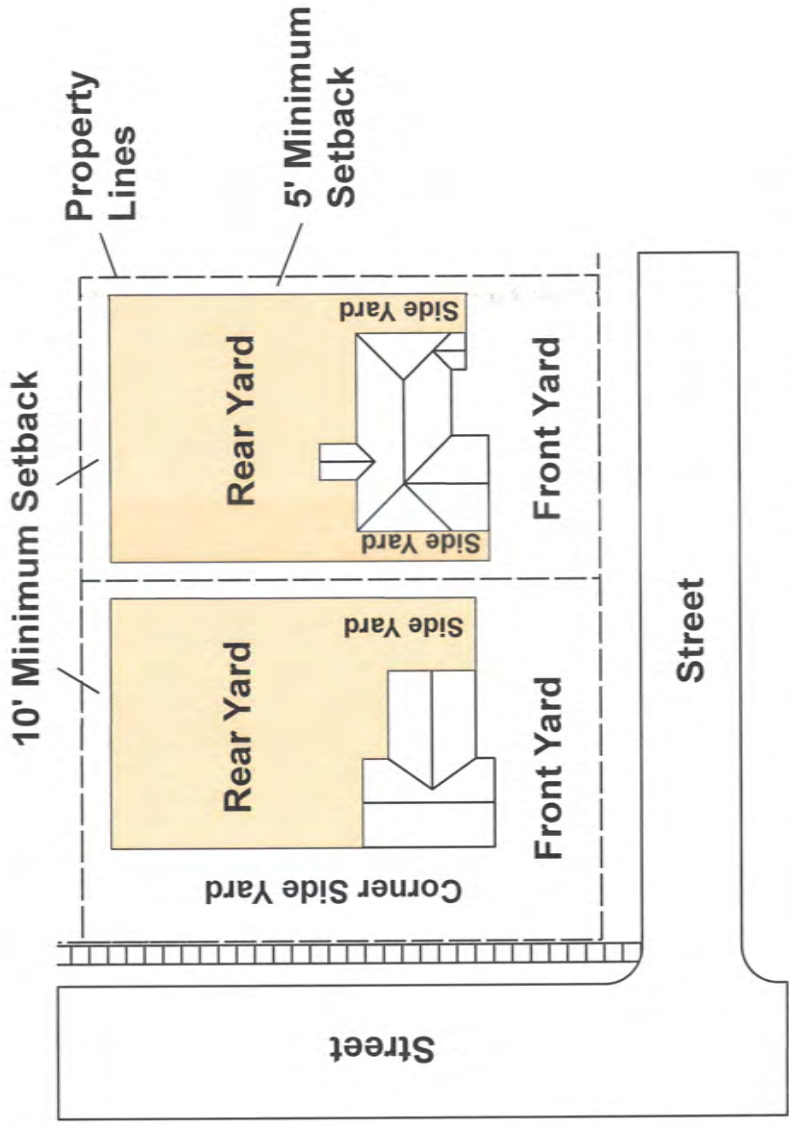
What are the design and construction standards?


The design and construction of accessory structures must be similar in design to the principle home including the following standards:

- Roof style must be same as house
- Colors & exterior building materials must also match the existing home
- Plastic and tent-like sheds are prohibited
- Structures shall be structurally sound, maintained, and kept in good repair

Property owners should contact the Planning Department to verify proposed structure meets all applicable city codes.

Please refer to the illustration on the back of this page for additional information.



 Allowable Area for Placement of
 Detached Accessory Buildings;
 (No Structure to Exceed 5% of Area)