



Permits

Permits are required for any accessory structure exceeding 200 sq. ft. A survey or site plan must be submitted along with detailed building plans showing materials, header sizes, and simple framing details. Include engineering data for prefabricated trusses. Property corner stakes must be located or a lot survey provided prior to the start of construction.

A detached shed (or similar use structure) **less than 200 sq. ft. does not require a permit**, however, a site plan submittal is required for zoning verification.

Setbacks

Minimum property line setbacks are as follows provided they do not encroach into easement areas:

- **rear-5 feet**
- **side interior-3 feet-fire rated walls required**
- **side corner-25 feet**
- **front-35 feet**
- **All structures must be at least six (6) feet apart unless attached.**

Footings

Frost footings are required on accessory structures attached to a building that has frost footings. **A monolithic slab is allowed on a detached accessory structure. With minimum 12" wide x 12" deep thickened slab and 3 1/2" deep in the center (R403.1.3.2).**

Edges with rebar, rebar is required to be two #4's or one #5.

Concrete strength R402.2 3500 psi

Temporary Structures

Temporary Structures such as carports and lean-to structures are not allowed if made out of products such as canvas or tarps. They do not meet the wind and snow loads per Minnesota State Building Code.

Note: Structures built less than 5 ft from the side property line must have a fire resistance rating of one hour with exposure from both sides on the wall parallel with the property line.

Zoning Restrictions

Accessory structures are limited to 16 feet in height and one-story. The total square footage for all accessory structures cannot exceed the dwelling foundation size. Each property is limited to two accessory structures that include attached garages.

Foundation

Detached garages may be placed on an approved thickened-edge slab. Smaller structures may be placed on approved concrete or treated wood foundations.

Doors/Walls to Attached Garage

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 in. in thickness, solid or honeycomb core steel doors not less than 1 3/8 in. thick or 20 minute fire-rated doors. All joints in gypsum must be substantially tight fire taped.



The garage shall be separated from the residence and its attic area by not less than 1/2 in. gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 in. Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 in. gypsum board or equivalent.

Inspections

A footing inspection is required prior to concrete being poured. A framing inspection is required after wall and roof sheathing are applied, before siding and roofing are installed. A final inspection will be done when all work is complete. Lot irons and property lines must be marred for footing inspection.

