

GARAGES AND ACCESSORY STRUCTURES

Information Handout

ACCESSORY BUILDING REGULATIONS

- *Zoning regulations vary between zoning districts and subdivisions. Please call to confirm the zoning district and applicable regulations for your address.*

Structures that are regulated as Accessory Buildings

- Sheds (including porches with or without a floor and any areas under eaves that extend more than 2 feet)
- Playhouses greater than 5 feet tall or greater than 30 square feet
- Enclosed gazebos and treehouses
- Carports
- Glass greenhouses
- Chicken Coops over 150 square feet

Structures NOT regulated as Accessory Buildings

- Playground equipment
- Playhouses less than 5 feet tall AND less than 30 square feet
- Open treehouses
- Pergolas
- Chicken coops under 150 square feet or less at foundation level and that are freestanding structures, and may not be attached to or be part of a garage or house

BUILDING DESIGN REQUIREMENTS

- A building permit is required for accessory structures that have a building footprint greater than 200 square feet.
- A site survey or site plan showing the location of property lines, all structures, and impervious surfaces on the property is required at time of application for a building permit. Show structure dimensions and property line setbacks.
- Minimum side and rear property line setbacks are 10 feet in R-1 zone, 6 feet in R-1A zone and 15 feet side yard setback for corner lots in both zones.
- One additional accessory building is allowed besides an attached garage. The total floor area of the accessory structure cannot exceed 1,000 square feet (SF) or the total floor area of the principal structure, whichever is less. In cases where a garage is not part of the principal structure, two accessory buildings are allowed.

- On accessory buildings exceeding 120 square feet, the exterior finish including roof lines and pitch shall match as close as possible to the dwelling. Brick and stucco dwellings may have other exterior materials on accessory buildings with prior approval.
- Exterior walls less than 3 feet from a residence on the same lot require ½-inch gypsum board applied to the interior side of the wall.
- Exterior walls parallel to and less than 5 feet from a property line require a 1-hour fire resistance rating with exposure from both sides.
- Accessory buildings zoned residential shall not have sidewalls exceeding ten feet in height.
- Buildings and structures shall not be located within a utility easement.

FOOTING:

- Attached garages are required to have a footing that extends below the frost level (42 inch minimum).
- Foundation walls shall extend a minimum of 6 inches above grade.
- Remove all sod, root structures and other fibrous materials from excavation.
- When a slab is over 200 square feet, provide a minimum reinforcement of 6 inch x 6 inch No. 10 gauge wire mesh. Overlap 6 inch splices and bend down into the edge of the slab at least 6 inches.
- Detached structures may utilize a “floating slab,” provided that soil has a bearing capacity of at least 1,5000 pounds per square foot.
 - Remove all sod, roots and fibrous materials.
 - Cover with 4 inches of sand fill.
 - At the perimeter, form a thickened edge having a minimum vertical dimension at the exterior face of 12 inches, with a minimum 12 inch width, and then sloped upward to the bottom of the slab.
 - Provide for a minimum slab thickness of 4 inches.
 - The minimum concrete strength shall be at least 3,000 pounds per square inch.

SLAB/FLOOR ANCHORING:

- Anchor bolts shall be a minimum ½ inch diameter, extended 7 inches into concrete or masonry, with 1 inch of grout around bolt.
- At least two per sill plate, located within 12 inches from sill plate ends, maximum spacing of 6 inches.
- Each bolt requires a tightened nut and washer to the plate.
- Anchor straps are allowed when installed per manufacturer’s instructions.
- All sheds with wood floors shall be anchored with straps and “corkscrew” type soil anchors. All other sheds shall be attached to a concrete slab or footing by use of anchor bolts or approved straps.

FRAMING

- Sill plates shall be a minimum of 2 inch x 4 inch nominal lumber. When setting directly on concrete, it shall be pressure treated, redwood, or other decay-resistant wood.

- Stud walls shall be 16 or 24 inch on center framing using a minimum of No. 3, standard or stud grade lumber.
- Provide a minimum 6 inch separation from untreated wood to ground. Sill plates on concrete or masonry that are less than 8 inches from exposed ground shall be treated.
- Double top plates are required with overlaps at the corners and joints offset by 24 inches or more.
- Studs spaced 24 inches on center must be located directly below the roof member.
- Walls less than 4 feet in length require 3/8 inch or thicker structural sheathing on one side.
- Wall sheathing and siding shall be fastened by approved fasteners and according to the manufacturer's specifications.
- Structures within 5 feet of the principle structure shall be protected with materials approved for 1 hour resistive construction. Doors shall be approved solid wood at least 1 3/8 inch in thickness or 20 minute rated.
- The common wall between attached garages and the principle structure shall be fire rated on the garage side of the wall with ½ inch Type X sheetrock run from the floor to the roof deck. Sheetrock joints must all be tight or must be taped. Doors through this wall must be 20 minute, labeled fire doors. There may not be any windows or openings in this wall.
- Wood trusses may be used as long as they are designed to meet state snow load requirements (35lb live snow load). Trusses shall be connected to the walls with approved connectors. Truss design drawings must be provided.
- Rafters require a minimum 1 inch nominal thickness ridge board and not less in depth than the cut end of the rafter. Valley or hip rafters shall be 2 inch nominal thickness and not less than the rafter thickness.
- Ceiling joists are required to tie the exterior walls together or rafter ties a minimum of 4 feet on center and at a point 1/3 of the rafter length down from the peak (1 inch x 4 inch minimum cross tie).
- If trusses are to be used, they shall be stamped and approved by a third party agency and a copy of truss plans from the registered engineer shall be submitted.
- A wind brace shall be installed from the peak down at approximately a 45-degree angle to the truss bottom chord or ceiling joist in both gable ends.
- Enclosed attic spaces must be provided with roof ventilation per the Building Code.

OTHER BUILDING CODE REQUIREMENTS:

1. The grade around foundation walls must fall a minimum of 6-inches within the first 10 feet.
2. Floor must slope toward a drain or to the main vehicle doorway.
3. Foundation masonry walls shall not be less than 6 inches thick.
4. An enclosed attic space must be vented to 1 square foot of vent per 300 square feet of area with 50% provided by soffits or double the vent area when soffits are not vented.
5. Approved corrosion resistance flashing is required at the top of window and door openings and above all projecting wood trim.

APPLICATION PROCESS:

Provide the following:

- Completed application
- Site plan or survey showing location of structure
- Plans that clearly show extent of all work

REQUIRED INSPECTIONS:

- Prior to calling for inspection
 - Property pins must be visible in order to determine setbacks.
 - If a concrete foundation is being used, prior to pouring concrete, ensure all forms are set up, mesh laid, rods in, etc. and call for a footing inspection which ensures proper placement of the structure, as well as footing size.
 - If the structure will sit on grade, and no footing will be poured, mark the location and call for a setback and property pin inspection.
- **Footing/Slab:** Scheduled after all formwork is complete but *PRIOR TO POURING CONCRETE*.
- **Framing:** Scheduled after roof is complete and electrical and HVAC (if applicable) rough-in inspection has passed.
- **Final:** To be scheduled after all structure, including electrical, HVAC and exterior building materials are completed.

This document is for informational purposes only and is not intended to address every situation for the permitting and plan review process.

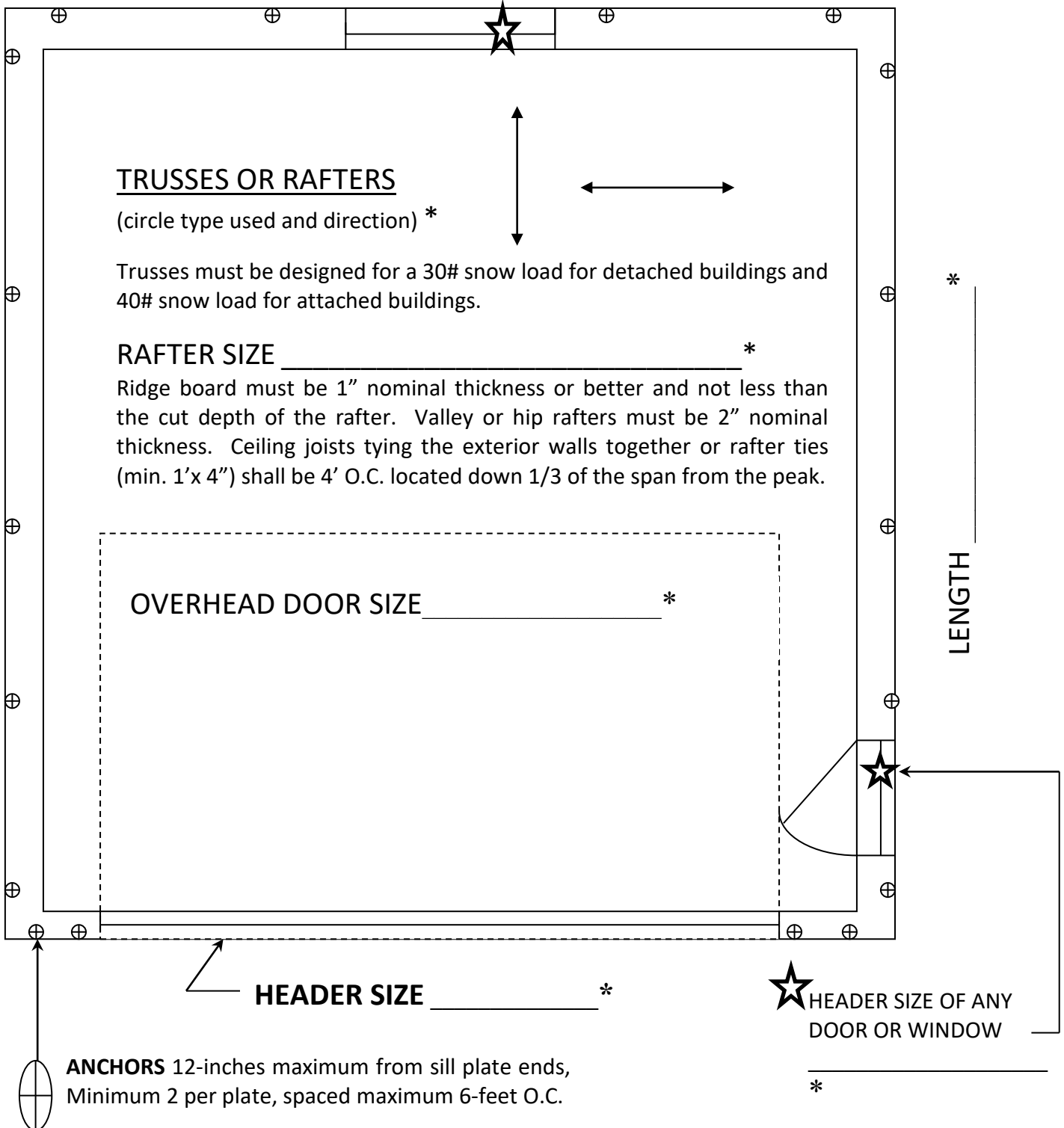
To ensure you can dig for your property markers safely, call Gopher State One at 811 or (651)454-0002 to locate utility lines before you dig. This is a free service.

F: community development/forms/building forms/handouts and forms/garages or accessory buildings

FLOOR PLAN

Fill in width and length of building; circle trusses or rafters used and the direction; indicate overhead garage door and header size and any other headers.

WIDTH _____ *



ELEVATION OR CROSS SECTION

Fill in the spaces that have an asterisk*.

