

### Detached Garage or accessory buildings

- *All construction must meet current codes as described in MN Residential Code 1309*
- A septic certificate of compliance will be needed if not on city water and sewer and the previous inspection is more than 3 years old.
- Setbacks: Front = 40', Sides = 10' Rear = 30' and 5' minimum to another structure without a firewall. Shore land properties have additional standards
- Lot pins must be **exposed** for site inspection
- Elevation of foundation: Grade must taper a minimum of 6 inches in the first ten feet.
- Garage height cannot exceed the height of the house
- Siding materials must be similar to the siding on the house
- Plan submittal: Two full size sets, which include a site plan, all elevations. The plans must include all materials and dimensions, header sizes, wall bracing details, foundation type.
- Permit/plan review: submit plans as described above, complete application form, plan review deposit (check with the bldg. dept. for amount). Plan for a minimum of a 2 week review time
- Garage permit fees are based on the valuation, call the bldg. dept. for a quote
- Separate permits are required for electrical and mechanical
- Max garage door height is 9 feet and must meet the 90 mph wind load
- If installed, garage floor drains must be routed to daylight
- The required inspections must be called a minimum of 24 hours in advance. Inspections are scheduled first come first serve, so you may not get an inspection in 24 hours so plan ahead
- A final inspection must be completed prior to occupancy, which includes personal belongings.