CITY OF BLOOMINGTON MINNESOTA

Garage/Accessory Building Information Sheet

Definitions

Accessory building - A subordinate building the use of which is incidental and customary to that of the principal building, and which may include but is not limited to detached garages, detached carports, storage buildings, gazebos, screen houses, playhouses, guard houses, dispatch houses, security houses, gate houses and similar structures.

Garage, private - A building or portion of a building used by the tenants of the building or buildings on the premises which is designed primarily for the storage of motor vehicles including but not limited to automobiles, trucks, motorcycles, and mopeds. A carport is considered to be a garage for the purpose of zoning regulations.

Building permits

A. **Survey* or scale drawing** must be submitted by owner or applicant. The following must be indicated:
   1. Lot size and all adjacent public streets;
   2. Exact location and dimensions of all existing and proposed buildings and all impervious surfaces on lot, i.e. patios, sidewalks, driveways;
   3. Owner must be able to show corner irons on the site to the satisfaction of building inspector;

   **Note: Most dwellings built after 1958 have copies of survey on file and proposed garages could simply be added to the survey.*

B. **Permit application *must*** be completed with description of building size, height of sidewalls, height of roof and setbacks.

C. **Building permit fee** is based on a published fee schedule available at the Building and Inspection Division.

D. **Building permits are not required** for any accessory buildings 200 square feet or less in area.

E. **Variances** for proposed buildings that do not comply with current City zoning codes: Please contact the Planning Division at 952-563-8920.

Size and number

The size and number of garage and/ or accessory buildings have many variables which are directly related to the city ordinances. For a cursory look at some of the factors go to the city handout entitled Garages Single Family Dwellings.
https://www.bloomingtonmn.gov/sites/default/files/media/Garage%20handout.pdf

Setback requirements

Zones	R-1	RS-1	R-1A
Front yard*	30’	30’	75’
Side yard	5’	5’	5’
Rear yard	5’	10’	5’
Side yard adjacent to a public street	30’	30’	75’
Screen house to a public street	30’	30’	75’

* These are minimum front yard setback requirements. In some cases prevailing setback requirements apply.

Height requirements

See Planning Division’s Garage Single-Family Dwelling Information Handout *for complete information.*

A. No garage, attached or detached may exceed the height of the dwelling.

B. Garage door openings may not exceed eight feet high.

C. Accessory buildings, other than garages, may not exceed 15 feet. The measurement is taken from the lowest exterior point to the highest point of the roof.

Driveways

When adding, enlarging or replacing a driveway, a separate driveway permit is required. You will need to provide specific details of the driveway when applying for the building permit. Driveway ordinance details may be found in the city handout entitled, Residential Driveway/Off-Street Parking Information. https://www.bloomingtonmn.gov/sites/default/files/handouts-bi-xxres_driveway_0.pdf With few exceptions, all garages must be served by a driveway.

Fire protection

Dwelling to detached garage

Garages located less than 3 feet from a dwelling unit, on the same lot, must have a minimum of 1/2” gypsum board or equivalent placed on the ***interior*** side of exterior walls within this area.

Attached garages

Not less than 1/2" gypsum board or equivalent must be applied to the garage side. The gypsum must start at the floor plate and extend to the underside of type roof sheathing or to a fully applied gypsum ceiling. If there is living space above the garage the gypsum ceiling must then be 5/8" type X. Any walls or supporting members of a living space above a garage must be covered with 1/2" gypsum board.

Openings between garage and residence

Doors must be one of the following:

- Solid wood door not less than 1-3/8" thick.
- Solid or honey-comb steel door no less than 1-3/8" thick.
- 20 minute fire-rated door (has label on the door.)

No glass openings are allowed unless fire-rated glass is installed and no opening may enter into a room used for sleeping purposes.

Garage door openers

Automatic garage door openers must have a safety device that causes a closing door to open and prevents an open door from closing when a person or obstruction is encountered in the door's path. The device must be labeled as being in compliance with *Standard for Safety UL 325.*

Overhangs/projections at property lines

**Note: 1-hour on the underside equates to one layer of 5/8" type X gypsum sheathing. Openings are not allowed.*

Framing requirements

A. **Base plates** on concrete shall be of approved treated wood.

B. **Studs:** 2 X 4 inch studs not more than 10 feet in length, supporting ceiling and roof only, may be spaced 24 inch O.C. with framing above centered over studs. *See page 1 Height Requirements* regarding sidewall height.

C. **Rafters and roof sheathing** for attached garages shall be designed for a 35 pounds per square foot live load.

The trusses may be of engineered design by an approved manufacturer or may be site-built of a design approved by the building official.

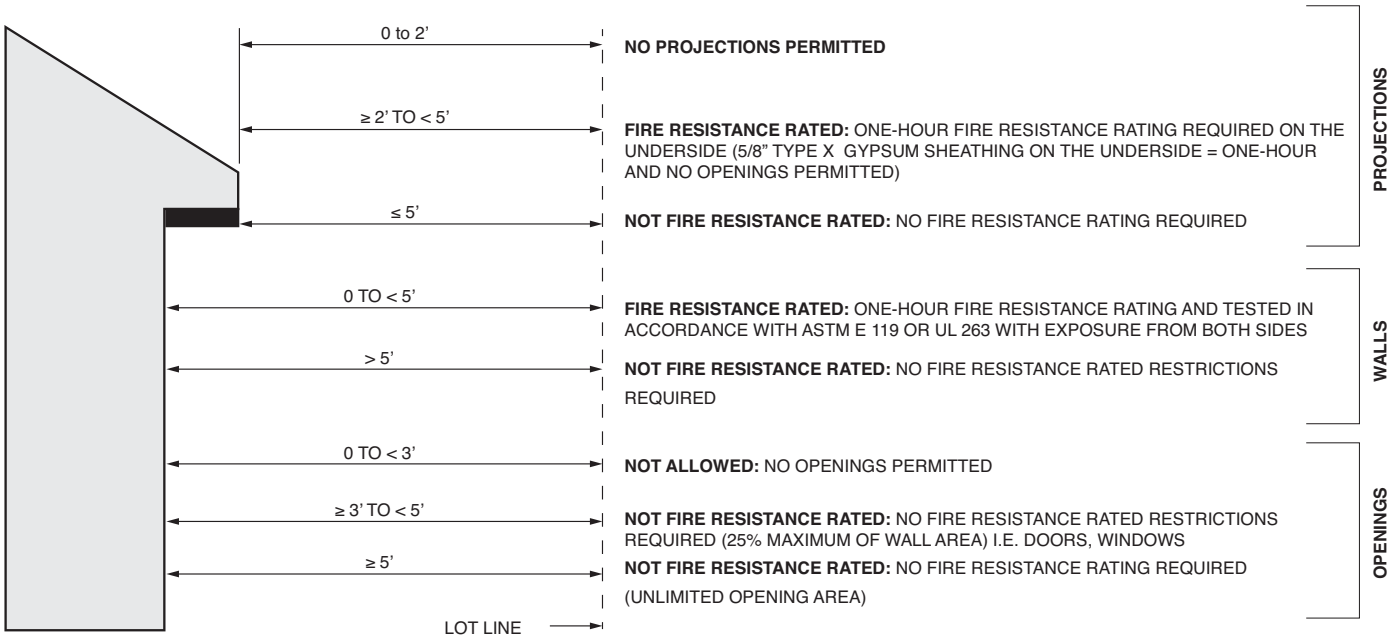
Rafters shall be nailed to adjacent ceiling joists to form a continuous tie between exterior walls when such joists are parallel to the rafters. When not parallel, rafters shall be tied to 2 X 4 inch minimum cross ties. Rafter ties shall not be spaced more than four feet O.C.

D. **Garage door headers** for use when garage door opening is 16 feet (Full roof load chart assumes 24 foot engineered trusses with two foot soffit overhang.)

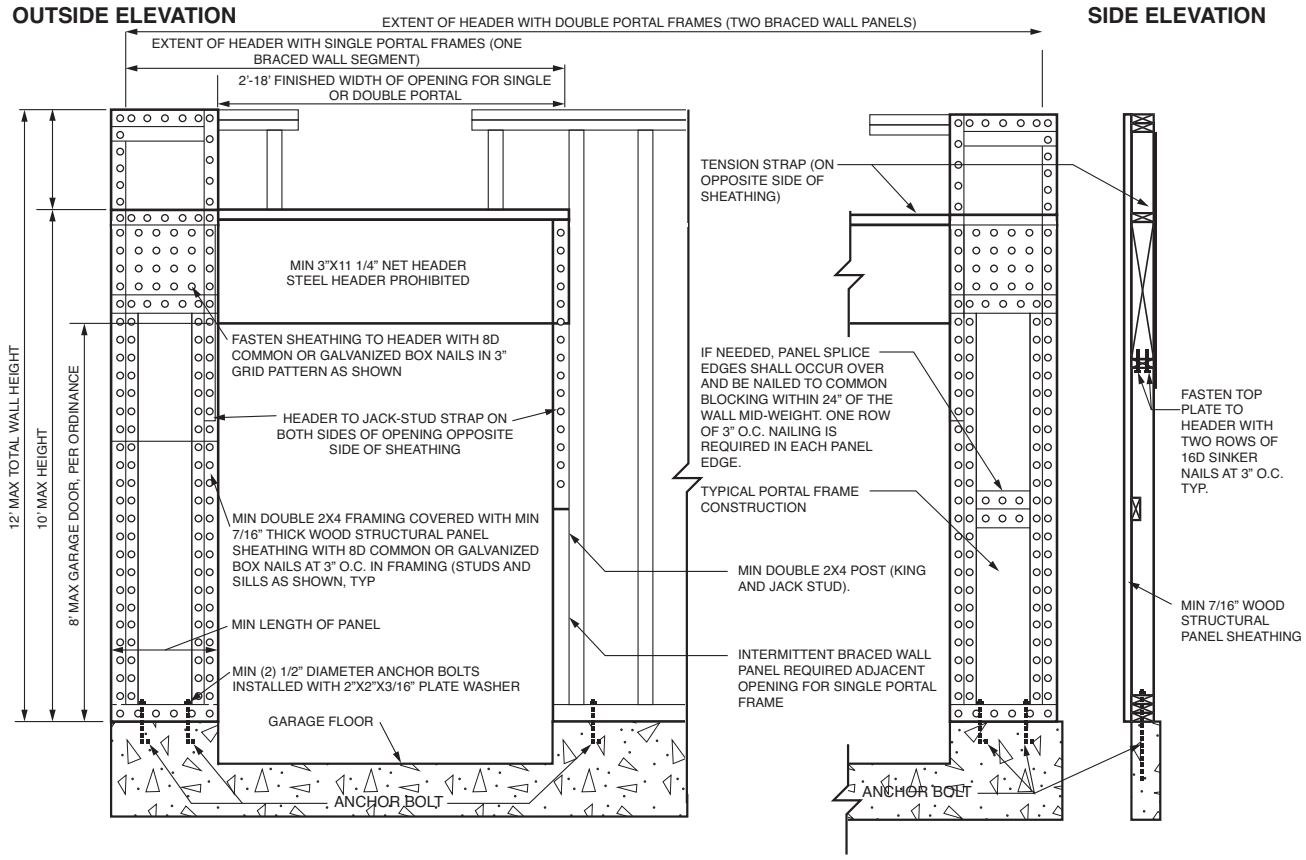
No roof load	2 - 2" X 12" S-P-F or equivalent
Hip roof	2 - 2" X 14" S-P-F or equivalent or 2 - 1 3/4" X 11 7/8" Laminated veneer lumber (LVL) beams
Full roof load	2 - 1 3/4" X 14" LVL beams
LVL minimum properties 1.8 E, 2600 Fb	

Special design required for 18 foot garage door openings and/or garages deeper than 24 feet.

Walls and projections at property lines



Framing/Sheathing for overhead door walls



MINIMUM WIDTH OF BRACED WALL PANELS (inches)				
Wall Height				
8'	9'	10'	11'	12'
24	27	30	33	36

Sheathing

Roof sheathing may be of approved wood structural panels (plywood, oriented strand board). The most common grades and thicknesses of sheathing that are appropriate for attached or detached garages with rafters/trusses spaced not more than 24 inch O.C. are:

- 24/16 – 7/16" and 1/2";
- 32/16 – 15/32", 1/2", 5/8".

Panels must be installed continuous over three or more rafters/trusses with face grain perpendicular to supports.

Wall sheathing may be of approved plywood, fiber board, exterior gypsum sheathing, hardboard panels or one inch foam boards which would require diagonal bracing at corners and at 25 foot intervals. Fiberboard may not be used where studs are 24 inch O.C.

Attic ventilation

For buildings with finished ceilings, attic ventilation must be supplied. When evenly distributed between the soffit vents and roof vents the total opening area may be 1/300th of the attic area.

Flashing

Required over all exterior exposed openings.

Valley flashing for asphalt shingles

See the city handout: Asphalt Roofing Shingles https://www.bloomingtonmn.gov/sites/default/files/53ccshingles.pdf

Asphalt shingles

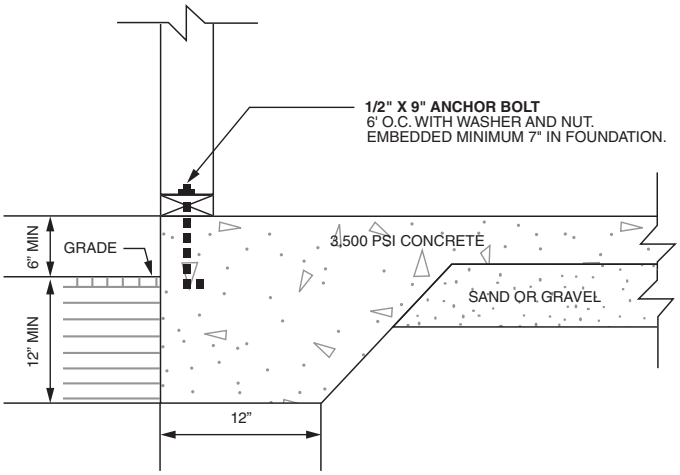
Roofs must have a minimum pitch of 2:12 or greater. The entire roof must be covered by a self-adhering, ice barrier material when the pitch is between 2:12 and 4:12.

Roof starter strip

A manufactured ice dam protection membrane must be installed to a point no less than 24 inches inside the exterior wall line. This product **must** be installed per the manufacturer's instructions. Start the product at the outer edge of facia boards.

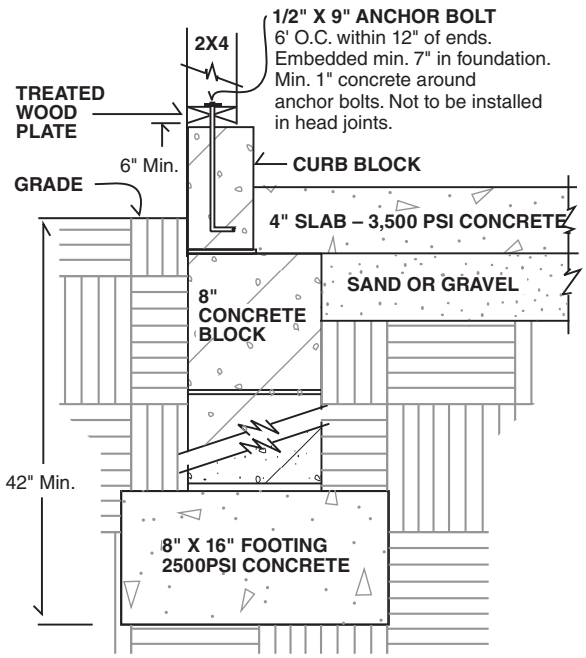
Exception: Detached accessory structures that contain no conditioned floor area.

Slab-on-grade for detached garages



Concrete block foundation wall on concrete footing

Typical for attached garage



Note: Anchor bolts are a maximum of 6' O.C., 12" within any end or splice and minimum two per board.

Questions? Need an inspection?

Contact the City of Bloomington,
Community Development Department,
Building and Inspection Division
1800 West Old Shakopee Road
Bloomington MN 55431-3027

952-563-8930 • FAX 952-563-8949
TTY 952-563-8740

Other permits

Separate plumbing, heating and electrical permits are required for each type of work being done. If plumbing other than a floor drain is installed, the garage setback must then be a minimum of 10 feet from the side and rear property lines.

Inspections needed

Footing: When footing is excavated and formed or slab is formed and sand cushion and reinforcement are in place.

Rough-in: For any plumbing, heating or electrical work that is involved.

Framing: When all framing is complete, all mechanical installed, but before insulating. Garages where framing will not be covered on the inside do not require a separate framing inspection. Framing in that case is done at a final inspection. Truss specifications must be on site for the framing and/or final inspection.

Housewrap: If the new garage is attached to the home and/or to an existing garage attached to the home, it must have housewrap/water resistive barrier installed over the sheathing. An inspection is required prior to siding the structure.

Insulation: When all wall insulation is in place and ceiling and wall vapor barriers are in place.

Final: When all work is complete and before garage is occupied or used for any purpose.

Note: If installing a new or additional driveway, a five foot minimum side setback applies and a driveway permit is required. The fee for a driveway permit is $75.

This is a guide to the most common questions and problems. It is not intended nor shall it be considered a complete set of requirements.