

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 is **not** used or designed for use as a garage.

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.

Gazebo - A detached accessory building which is used for social or recreational shelter of persons and is not used as living quarters.

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 120 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 for information regarding a variance application.

Size and number

See *Planning Division's Single and Two-Family Private Garages Information Handout for complete information.*

- A. **Maximum allowable area** of a private garage, attached or detached, is 1,000 sq. ft. Maximum allowable area of **ALL** accessory buildings combined is 1,120 sq. ft. Attached, detached or a combination of both may not exceed the foundation footprint of the house, i.e. four season living space.

- B. **Maximum impervious surface coverage** of **ALL** buildings, decks, driveways, walks, patios, etc. may not exceed 35 percent of the lot area.

- C. **No more than TWO** accessory buildings/garages may be on any lot.

Note: When factoring the number of accessory structures, an attached garage is not used.

Setback requirements

See *Planning Divisions Single and Two-Family Private Garages Information Handout for complete information.*

	Front*	Side	Rear	Side or rear adjacent to st.
Gazebo	30'	5'	5'	30'
Accessory bldg.	30'†	5'	5'	30'
Garage/carport	30'	5'***	5'***	30'
Driveway	—	5'	10'	—
Screen house	30'	5'	5'	30'
Play house	30'	5'	5'	30'

* The front yard setback is 30 feet or the prevailing setback in the immediate vicinity, whichever is greater.

** See *Height Requirements below* for additional setback distances for walls taller than nine feet.

† Must not be closer to the street than the principal structure.

Height requirements

See *Planning Division's Single-Family Private Garages Information Handout for complete information.*

- A. No garage, attached or detached, may exceed the height of the dwelling. Garage door openings may not exceed eight feet high.
- B. Where the height of a sidewall of a garage exceeds nine feet from the floor of the garage to the top of the wall, the side and rear setbacks of the garage shall be increased two feet for every foot, or portion thereof, of height over nine feet.
- C. In addition to B above, at the 5-foot side garage setback line, the building height must not exceed 19 feet. See *City Code Section 19.47 (c)*.
- D. Accessory buildings, other than garages, shall not exceed 12 feet in height, measured from the lowest adjacent ground level to the top of the roof.

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.

E. **Allowable rafter spans** for roofs with a pitch of 3-12 or greater; assumes a "dead load" of seven pounds per square foot (PSF) and a deflection limit of $l/180$ (span in inches divided by 180).

1. Spruce-Pine-Fir #2 or better

Rafter size	35 PSF live load		
	12" O.C.	16" O.C.	24" O.C.
2 X 6	12'-8"	11'-0"	9'-0"
2 X 8	16'-1"	13'-11"	11'-5"
2 X 10	19'-8"	17'-0"	13'-11"
2 X 12	22'-9"	19'-9"	16'-1"

2. Hem-Fir #2 or better

Rafter size	35 PSF live load		
	12" O.C.	16" O.C.	24" O.C.
2 X 6	12'-6"	10'-10"	8'-10"
2 X 8	15'-10"	13'-9"	11'-3"
2 X 10	19'-4"	16'-9"	13'-8"
2 X 12	22'-6"	19'-5"	15'-11"

G. Allowable ceiling joist spans

Assumes limited attic storage (20PSF)/drywall ceilings

Joist size	Spruce-Pine-Fir #2		Hem-Fir #2	
	16" O.C.	24" O.C.	16" O.C.	24" O.C.
2 X 4	8'-7"	7'-2"	8'-4"	7'-1"
2 X 6	12'-10"	10'-6"	12'-8"	10'-4"
2 X 8	16'-3"	13'-3"	16'-0"	13'-1"
2 X 10	19'-10"	16'-3"	19'-7"	16'-0"

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

Minimum 26 gauge galvanized extending at least eight inches from center line each way. Provide an underlay of not less than 15 pound felt (unless heated) extending 18 inches each way from center line.

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 fascia boards.

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

Fire protection

Attached garages shall be separated from living areas with an approved material such as a minimum 1/2 inch gypsum board or equivalent, applied to the garage side. This must extend into the soffit if continuous with the house.

Note: A 5/8 inch Type X gypsum is required on any ceiling with living space above and the supporting walls must have a minimum 1/2 inch gypsum board.

A solid wood door 1-3/8 inch thick, solid or honeycomb core steel door 1-3/8 inch thick or a 20-minute fire rated door (labeled) shall be provided where the doorway penetrates the firewall. No doorway can open directly into a room used for sleeping purposes.

Detached garages less than 3 feet from a dwelling must have a minimum of 1/2 inch gypsum board applied to the inside portion of the garage wall that is parallel to the dwelling. No window openings are allowed. Doors are permitted that follow the above noted criteria for attached garages.

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*.

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.

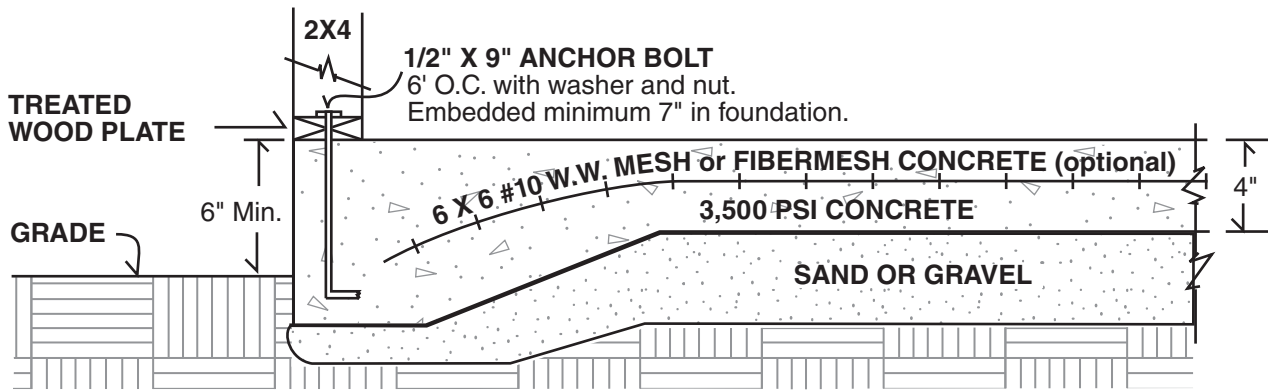
Final: When all work is complete and before garage is occupied or used for any purpose.

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 \$55.

Questions? Need an inspection?

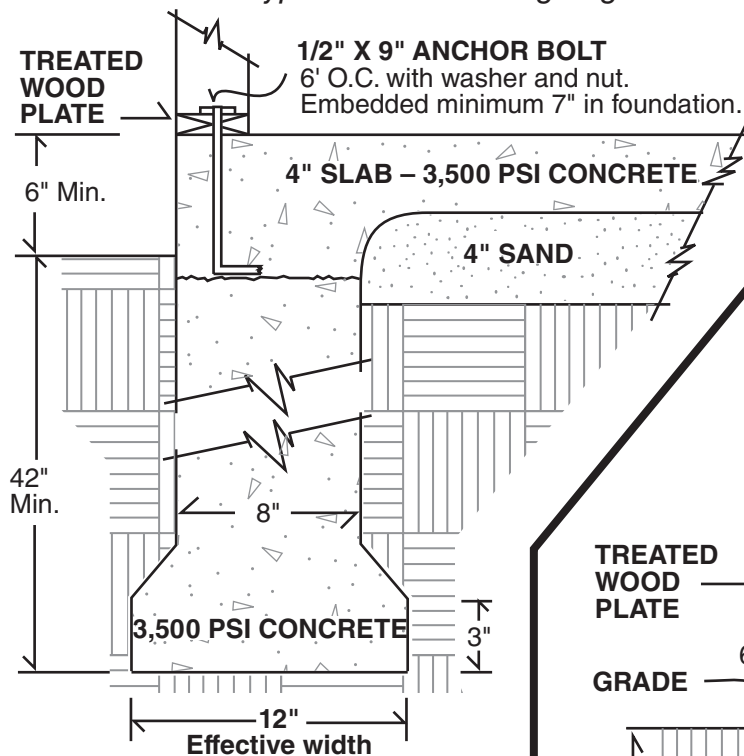
Contact the City of Bloomington,
Community Development Department,
Building and Inspection Division
1800 West Old Shakopee Road
Bloomington MN 55431-3027
952-563-8930 • FAX 952-563-8949
TTY 952-563-8740

Slab-on-grade for detached garages



Poured concrete footing and foundation wall

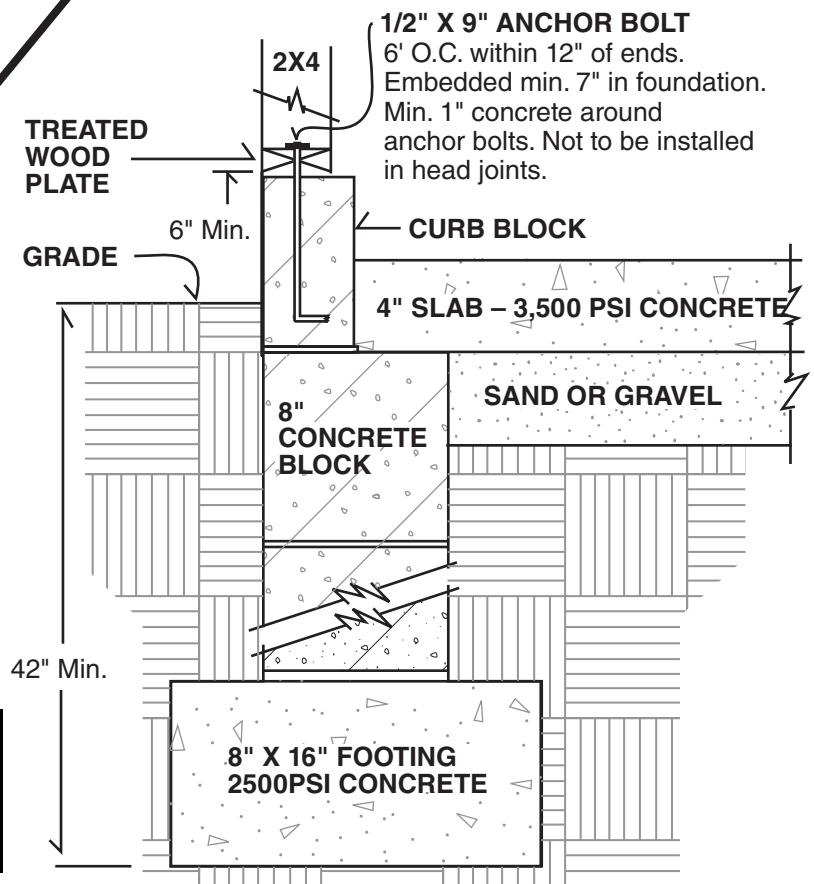
Typical for attached garage



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

Concrete block foundation wall on concrete footing

Typical for attached garage



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.