



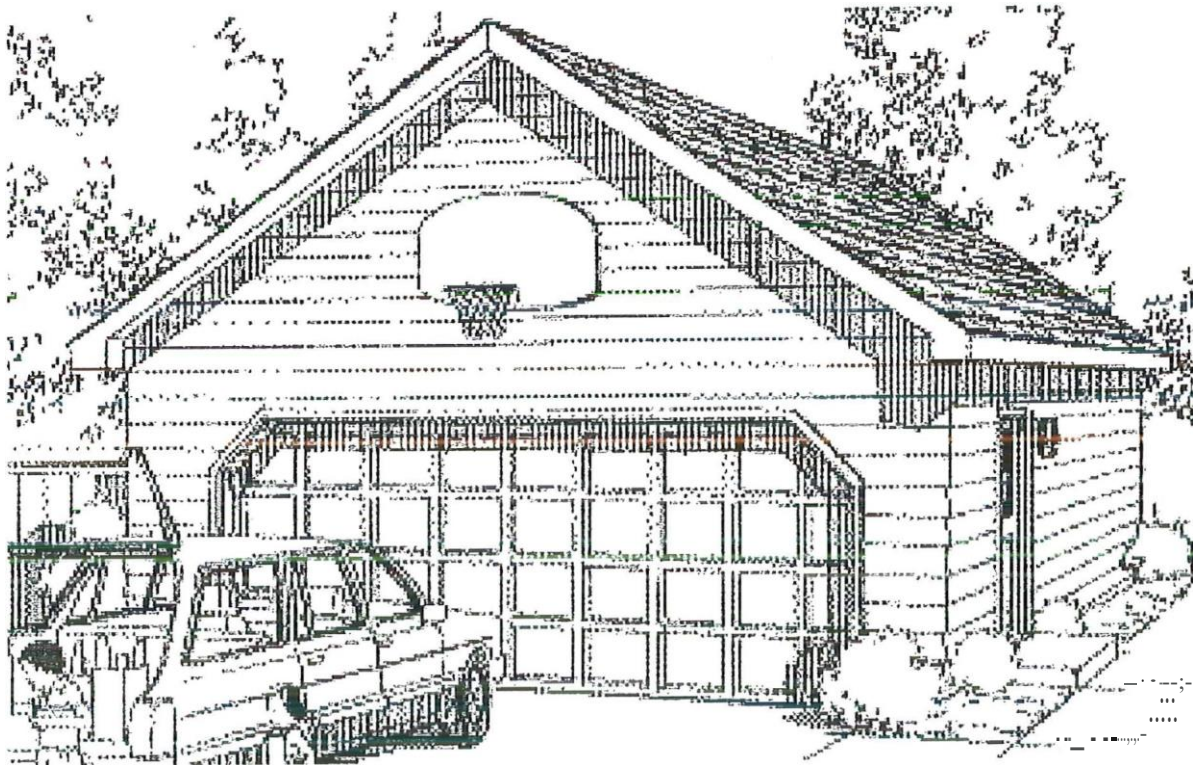
City of Winona
Inspections Division
207 Lafayette St, P.O. Box 378
Winona, MN 55987

507-457-8231

Detached Garage

Private Garages

Based on the 2020 Minnesota State Building Code



MR = Minnesota State Building Code extracted from 2020 Minnesota Rules

IRC = International Residential Code

NEC = National Electrical Code

Detached Residential Garage

Permit Requirements:

Building permits are required for construction of all new garages and accessory structures greater than 200 square feet, whether they are attached to the house or built as a detached structure. The Minnesota State Building Code differentiates between attached and detached garages; there are some differences in the requirements. The construction of detached residential garages shall meet the requirements of the 2020 Minnesota State Building Code which adopts and amends the 2018 International Residential Code.

Zoning Requirements:

- Lots of Record (lots existing prior to 1960):
 - For lots **less than 30 feet in width**, the garage or accessory structure shall be set back from the side lot lines 2 ½ feet to the wall and 2 feet to the eave, except on corner lots where the wall will be set back from the side street lot line 10% of the lot width. The garage or accessory structure shall be set back from the back lot line or alley lot line 3 feet to the wall and 2 feet to the eave.
 - For lots **more than 30 feet in width**, the garage or accessory structure shall be set back from the side and rear lot lines 3 feet to the wall and 2 feet to the eave, except on corner lots where the width of the side street lot line shall not be less than 8 feet in width or 20% of the frontage, whichever is greater.
 - In most zoning districts, the height is limited to a maximum average height of 15 feet (Average height = Peak height + highest eave height / 2).
- New lots (lots platted in 1960 or later):
 - Garages shall be set back from the side and rear lot lines 5 feet to the wall and 3 feet to the eaves.
 - Height is limited to a maximum average height of 15 feet, except in an R-3 zoning district where the maximum average height would be 25 feet. (Average height = Peak height + Highest eave height / 2).
- **Attached garages on lots of record**, shall be set back from the side and rear lot lines 5 feet to the wall and 3 feet to the eave. Height is limited to an average height of 35 feet. (Average height = peak height + Highest eave height / 2).
- **Attached garages on new lots**, shall meet the setbacks and maximum heights specified for the zoning district it is located in.
- **NOTE: Detached structures are not permitted in front yards.**

Permit Fees:

Building permit fees are based on the value of all proposed improvements and are designed to offset the expenses of plan review and inspection services. An estimate of the permit costs (based on the project's finished value) may be obtained by calling the Building Inspection Division, or the permit fees are available at www.cityofwinona.com.

Plan Review & Inspections:

A plan review is performed by the Building Inspections department prior to issuance of the building permit in order to identify potential problems or pitfalls that may arise. Construction inspections will be performed during the project to ensure code compliance and that the materials used are installed correctly. The plan review and inspections are not intended to be a guarantee of the work performed but rather to provide a reasonable degree of review and observation so the project will be successful, safe and long lasting.

Submittals required for permit:

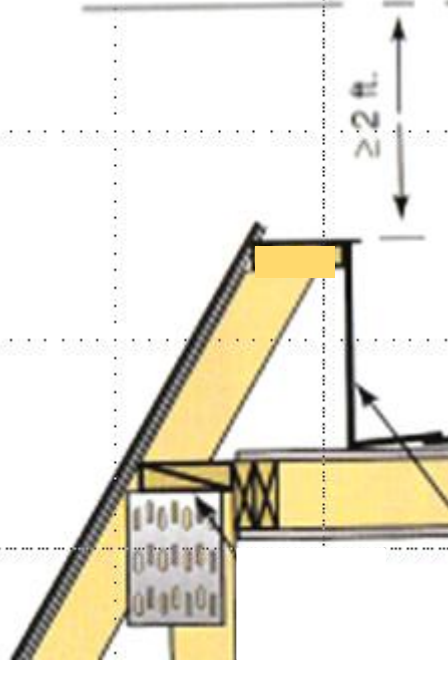
The following information is necessary for the Building Inspections Department to complete a proper plan review and help the project to go as smoothly as possible.

NOTE: Sample plans provided in this handout are intended as a guide only.

- A completed building permit application form.
- Two copies of the site plan. The site plan should indicate the proposed garage location including distances from other structures/property lines, dimensions of garage, and lot dimensions as well as a note indicating any grade changes.
- Two copies of the construction plans which should include floor plans showing proposed design and materials and a section drawing. For engineered structures and garages exceeding 1,000 square feet, additional requirements may apply. Plans shall be drawn to scale and indicate the following information:
 - A. A floor plan including the following:
 1. Proposed size of garage.
 2. Location and size of window and door openings.
 3. Size of headers above garage doors
 4. Size, spacing and direction of roof framing.
 - B. A section drawing indicating the following:
 1. Height of wall from slab to top plate.
 2. Size and depth of footings.
 3. Wall and roof construction.
 4. Size and type of lumber to be used.
 - C. Two copies of engineer certified truss drawings from the truss manufacturer

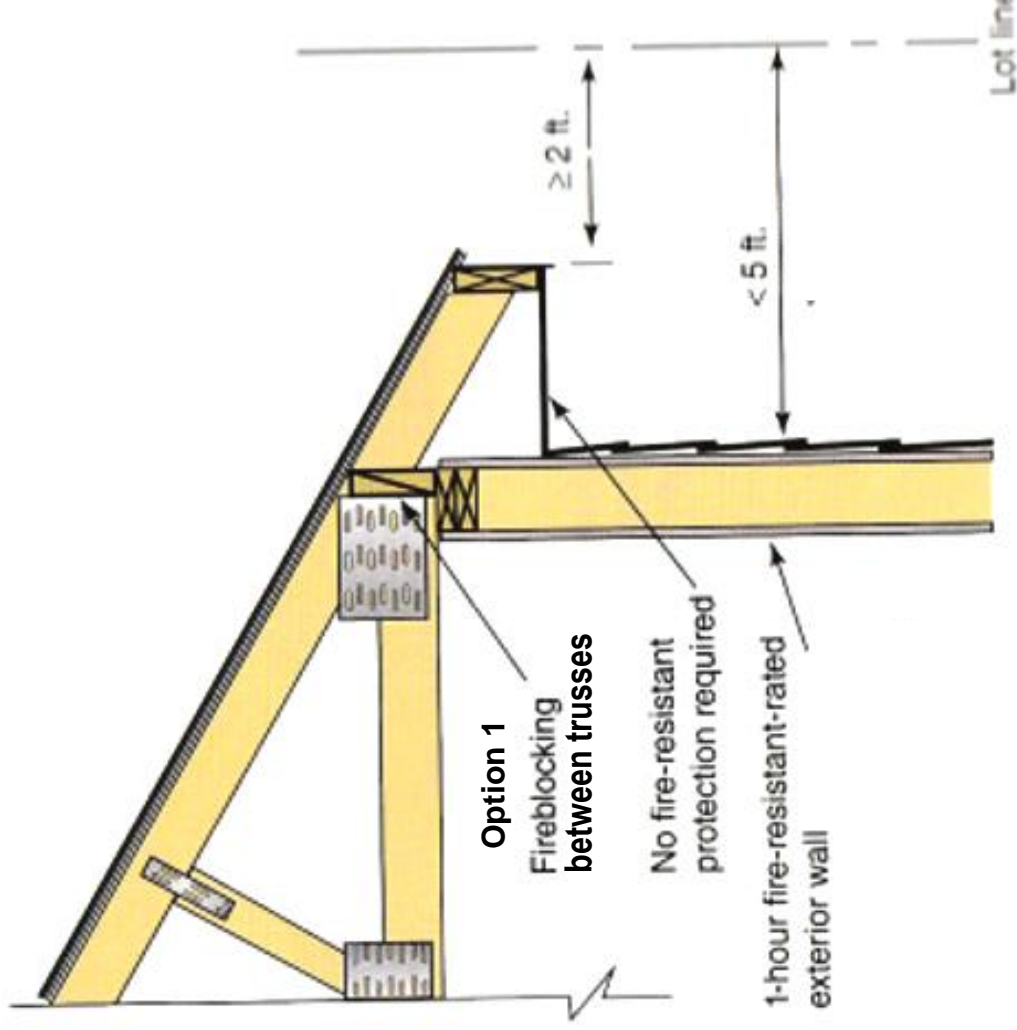
Building Code Requirements:

- A slab-on-grade may be used for the foundation support of detached garages on all soils except peat and muck. Sod, root and other organic materials must be removed. The perimeter of the slab must be thickened to a minimum vertical dimension of 18" with a minimum of 12" below undisturbed ground surface with a minimum 6" grade separation along the exterior from wood framing and siding. The bottom of the thickened edge must be at least 12" wide and then may be sloped upward at a 45 degree angle to meet the bottom of the slab. The minimum slab thickness must be 3-1/2". The minimum concrete strength is required to be 3500 pounds per square inch. MR 1303.1600 Subp. 2 & IRC R506
- Foundation plates or sills must be bolted to the foundation with not less than 1/2" diameter steel bolts embedded at least 7" into the concrete and spaced not more than 6'-0" apart. Other approved sill plate anchors may be used with approval. There must be a minimum of two bolts or anchors per plate section with one bolt or anchor located within 12" of each end of each plate section. IRC R403.1.6.
- Sills and sleepers on a concrete slab or masonry that are in direct contact with the ground must be separated from such slab by an impervious moisture barrier or be an approved species and grade of lumber, pressure treated or approved decay-resistant wood. Sills shall have a width not less than that of the wall studs. MN IRC R317
- Wall framing shall meet the requirements of Chapter 6 of the MN Residential Building Code.
- Approved wall sheathing and siding must be installed according to MN IRC R703.
- Roof sheathing and roof coverings must be installed according to MN IRC R901.
- Exterior walls less than 5 feet from the property line shall have not less than a one-hour fire resistive rating with exposure from both sides. Openings are not permitted in an exterior wall that is less than 3'-0" from the property line. Walls that are 3'-0" to 5'-0" from a property line may contain openings not to exceed 25% of the area of that wall. Detached garages < 2'-0" from a lot line are permitted to have eave projections not exceeding 4" (MN IRC R302.1(5)). For fire-resistive construction of eaves, see next page.



Option 2
1 layer of 5/8 type x gyp on the
underside with no openings

Roof eave protection



Option 1
Fireblocking
between trusses

No fire-resistant
protection required

1-hour fire-resistant-rated
exterior wall

Fire resistance rating is not required for roof eave protection when fireblocking is installed.

- Roof trusses shall be designed and constructed to support a roof snow load of 35 pounds per square foot. The bottom chord must be designed for a minimum 10 pounds live load per square foot if not used for storage and 20 pounds live load per square foot if used for limited storage. Engineered certified truss drawings shall be submitted with the permit application and on site at the time of the framing inspection. Trusses designed for storage or useable space shall be indicated on the floor plans at the time of building permit application and the design loads shall be indicated on the truss drawings. If hand framing is used, please submit drawings and details of the proposed framing.

Required Inspections:

- Minimum of FOUR hour notice is required for all inspections. Inspection requests must be received by 3:30 pm to be considered next day inspection.

Call 507-457-8231 to schedule an inspection and please have your permit number available when you call. Inspection schedules fill up fast at certain times of the year so schedule your required inspections as far in advance as possible to avoid any delays of the project.

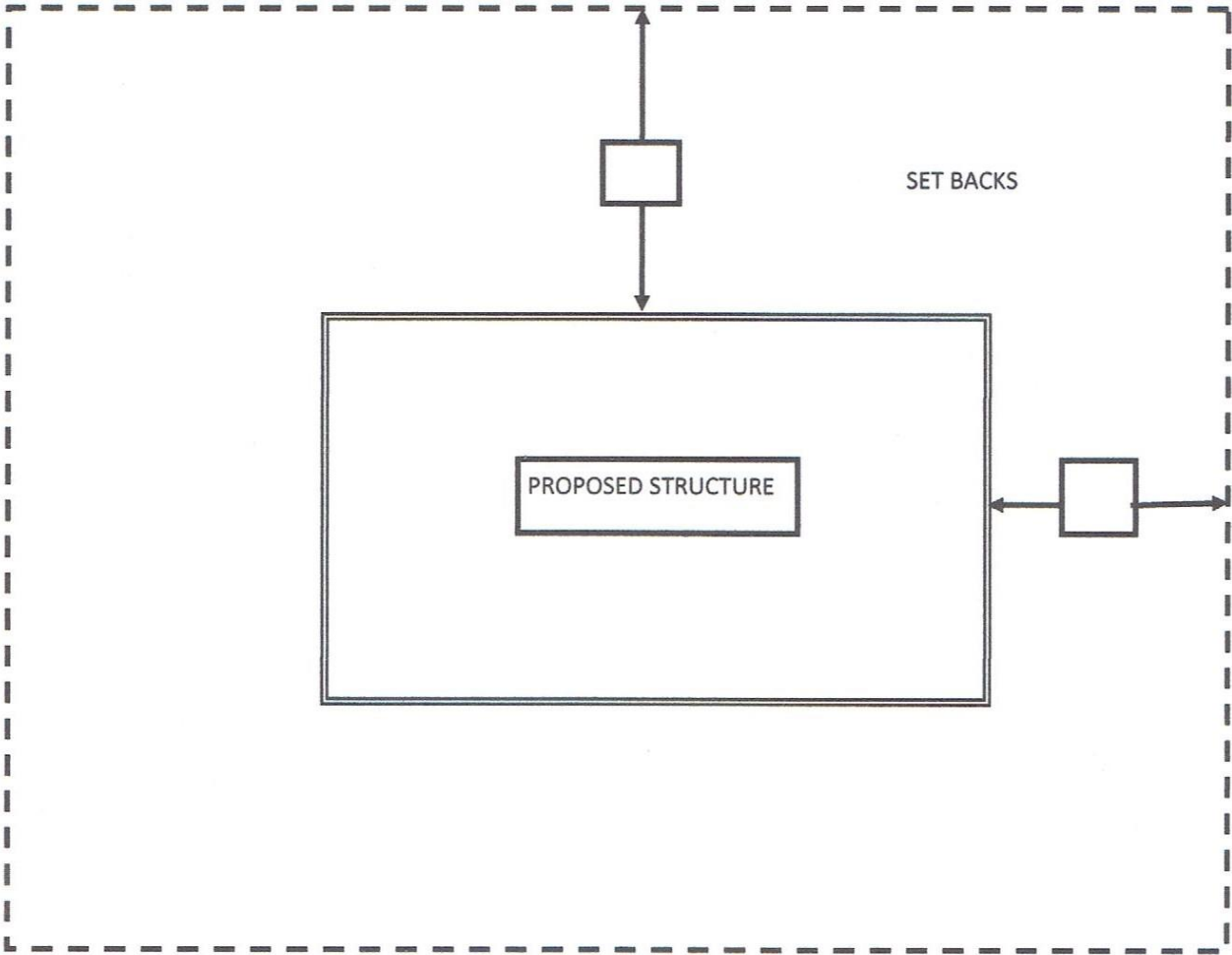
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|--------------------------|--|
| 1. Footing/Concrete slab | To be made after all form work is set up, and all required reinforcement is in place and supported, PRIOR TO THE POURING OF CONCRETE. |
| 2. Framing: | To be made after all framing, blocking, bracing and sheathing are in place, rough electrical (if any) is approved, roof covering materials are installed but prior to closing the construction (which would make it inaccessible for inspection). Wall construction for braced wall panels and fire resistive walls needs to be inspected prior to the installation of weather resistive barriers, interior wall coverings and siding materials. Engineer certified truss drawings shall be on site at the time of inspection. |
| 3. Final | To be made upon completion of the garage and finish grade. |
| 4. Other Inspections | In addition to the three inspections above, the inspector may make or require other inspections to ensure compliance with the provisions of the code or to assist you with questions or concerns during the construction process. |

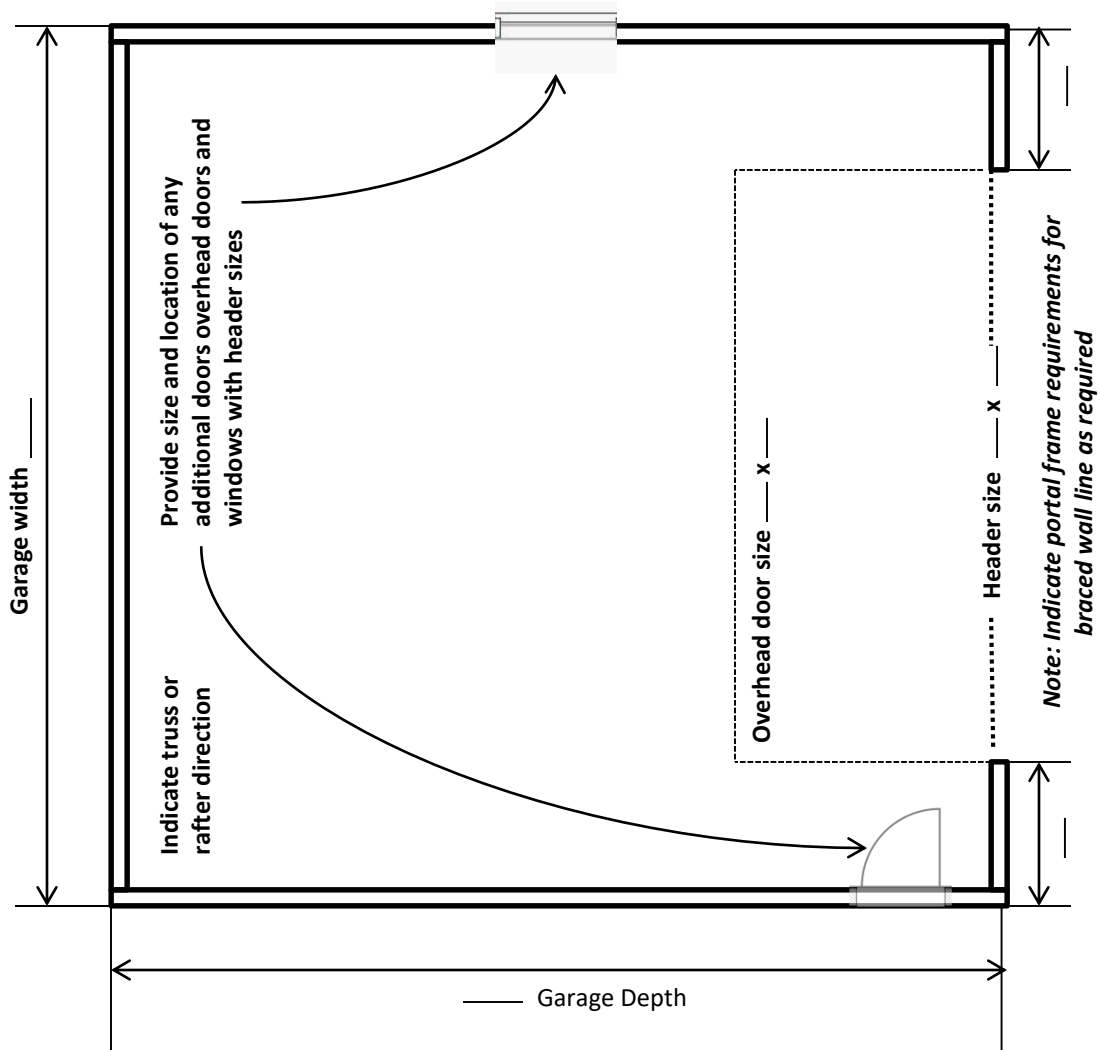
General Notes:

- The approved plans and inspection card shall be available on the job site for all inspections and shall remain on the job site until the final inspection has been performed and approved.
- All hired contractors must be licensed by the State of Minnesota, or have a Certificate of Exemption from the State of Minnesota.
- Call Gopher One at least 2 full days before you dig at 1-800-252-1166 or send an email to www.gopherstateonecall.org

SITE PLAN

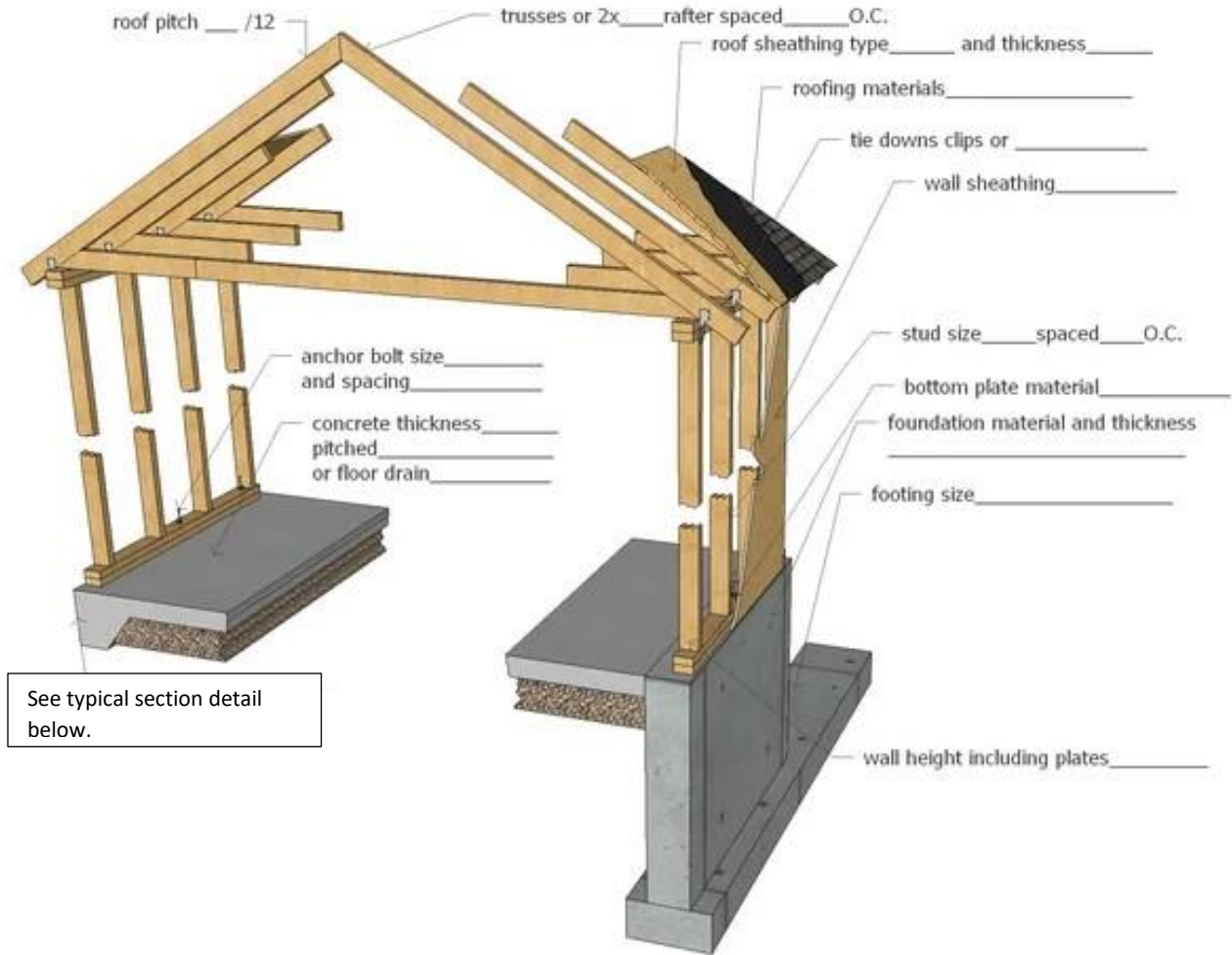
*INDICATE NORTH DIRECTION



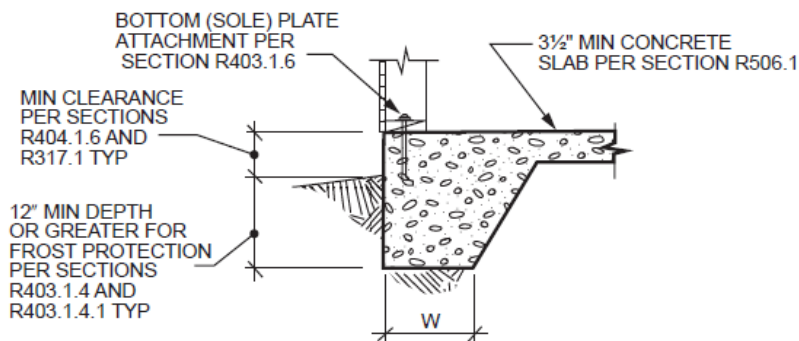


RESIDENTIAL DETACHED GARAGE SECTION VIEW

*Please fill in the blanks to the best of your ability. Mark the spaces as 'NA' if they do not apply to your project.

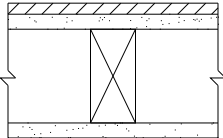


*TYPICAL SECTION OF MONOLITHIC SLAB-ON-GRADE FOOTINGS



Fire Resistive Requirements for Garages Closely Bordering Lot Lines

- *Garages and similar accessory structures with walls less than 5'-0" from any adjacent lot lines must be built using 1 hour fire-resistive construction (one example is shown below). If walls are closer than 5'-0", additional criteria may be required to meet both building and zoning requirements.
- *Eaves/overhangs shall be constructed with solid blocking from the top of the top plate to the bottom of the roof sheathing or with 1 layer of 5/8" gypsum covering over the eaves (see examples on the next page). No openings are allowed in the eaves.
- *Openings in the wall are restricted to 25% of the wall area if the wall is between 3'-0" and 5'-0" from the lot line. If the wall is less than 3'-0" to the property line, no openings are allowed in the wall.

EXTERIOR WALLS				
GA FILE NO. WP 8105	GENERIC		1 HOUR FIRE	
GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS				
EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates . Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.				
INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. (LOAD-BEARING)				
			Thickness:	Varies
			Approx. Weight:	7 psf
			Fire Test:	See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)