

**MUNICIPAL INSPECTIONS, Inc.**  
**25275 Vergus Ave.**  
**New Prague, MN. 56071**  
**Phone: 952-461-4777**  
**Fax: 952-461-2336**

**REQUIREMENTS FOR A DETACHED GARAGE BUILDING PERMIT APPLICATION.**

1. Completed, signed Building Permit Application form.  
  
2 copies of a Certificate of Survey, drawn to scale indicating the lot dimension, the location and ground coverage area of existing structures, and the location and area of the proposed structure. Indicate the setbacks from the property lines.  
  
2 copies of building plans showing the proposed design and materials. Plans shall be drawn to scale and include the following:
  - A. A floor plan indicating:
    - \* Proposed garage size.
    - \* Type, size, spacing and direction of roof framing.
    - \* Location and size of windows and doors. Including the header sizes, grade & specie of lumber to be used.
  - B. A cross-section plan indicating:
    - \* Footing/slab design and size, including material types.
    - \* Exterior wall and roof construction materials.
    - \* Height of the structure from grade and the roof slope.
  - C. An elevation plan indicating:
    - \* Front and side view of the proposed garage.
    - \* Location of the door(s) and windows.
    - \* Siding and roof covering materials
    - \* Size of all overhangs.

Attached are some examples of drawings, which may assist you and are intended as a GUIDE only.

**LAND USE RESTRICTIONS:**

Check the New Market Zoning Ordinance by calling 952-461-2711. New Prague Zoning information 952-758-4401. Montgomery zoning information at 507-364-8888.

**BUILDING CODE REQUIREMENTS:**

1. Foundation: A “floating slab” may be used up to a 1,000 sq. ft. for the foundation support. A professional Engineer must design slabs over 1,000 sq. ft. Remove all sod and root structures and other fibrous materials and cover with a minimum 4-inch sand fill.  
  
At the perimeter of the slab, form a thickened edge, (haunch), having a minimum vertical dimension at the exterior face of 12 inches with at least 6 inches projecting above finished grade. The bottom of the haunch shall be at least 8 inches wide and sloped upward to the bottom of the slab. Minimum slab thickness shall be 3-1/2 inches. The minimum concrete strength shall be at least 2,500 lbs. per sq. inch after 28 days. In cold weather, protect the concrete from freezing until cured. Slab reinforcement should be 6 X 6 No: 10 wire mesh throughout. When the slab is over 400 sq. ft. in area, install two #4 rebar around the slab perimeter, (haunch)
2. Anchor Bolts: Foundation plates or sills shall be bolted to the slab or foundation wall with not less than 1/2 inch nominal diameter steel anchor bolts embedded at least 7 inches into the

concrete and spaced not more than 6 feet apart. There shall be a minimum of two bolts per piece with one bolt located within 12 inches of each end of each piece.

3. Sill Plates: All foundation plates or sills and sleepers on a concrete slab, which are in direct contact with the earth, and sills which rest on concrete or masonry foundations shall be of approved treated wood or foundation redwood, not less than 2 inches in thickness. The sill width shall not be less than that of the wall studs.
4. Wall Framing: Studs shall be placed with their wide dimension perpendicular to the wall, be not less than 2 X 4's and shall be spaced not more than 24 inches on center.
5. Top Plate: Exterior wall studs shall be capped with double top plates installed to provide overlapping at corners and at intersections of other partitions. End joints in double top plates shall be offset at least 48 inches.
6. Wall Sheathing & Siding: Approved wall sheathing and siding material shall be installed according to the manufactures recommendations.
7. Wood & Earth Separation: Wood used in construction of permanent structures and located nearer than 6 inches to earth shall be treated wood or wood of natural resistance to decay.
8. Roof Framing: Size and spacing of conventional lumber used for roof framing depends on the roof pitch, span, type of material being used, and the loading characteristics being imposed.

Rafters shall be framed directly opposite each other at the ridge. There shall be a ridge board at least 1 inch nominal thickness at all ridges and not less in depth than the end cut of the rafter.

Rafters shall be nailed to adjacent ceiling joists to form a continuous tie between the exterior walls when such joists are parallel to the rafters. When not parallel, rafters shall be tied to 1 inch by 4 inch (nominal) minimum size cross ties. Rafter ties shall be spaced not more than 4 feet on center.

If manufactured trusses are to be used, they shall be stamped "Approved" by a recognized third party inspection agency.

9. Roof Sheathing & Covering: Approved roof sheathing and coverings shall be installed to the manufactures recommendations.
10. Fire-Wall Protection: Exterior garage walls located within 6 feet of a dwelling shall be protected with materials approved for one-hour fire-resistive construction.

**NOTE:** The above only outline general code requirements relative to garage construction. For specific code requirements, please contact Municipal Inspections, Inc. at 952-461-4777. Questions regarding design and costs should be referred to a professional builder or Architect.

#### REQUIRED INSPECTIONS:

1. Concrete Slab: To be made after all form work is set up, the wire mesh is in place, rods have been wired in, etc; but, PRIOR TO POURING CONCRETE!!!
2. Framing: To be made after the roof, all framing and any bracing is in place, rough electrical (if any) is approved, but prior to the application of any siding or roof covering materials.
3. Final: To be made upon completion of the building and grading.

GENERAL NOTES: The approved site plans must be kept on the job site and the Inspection Card must be posted until the final inspection is approved.

**CALL 952-461-4777 BETWEEN 8:00 AM & 9:00 AM FOR INSPEC**

