

City of Independence
1920 County Road 90
Independence MN 55359
Ph: 763-479-0527 Fax 763-479-0531

Detached Garage Handout

Requirements for Building Permit Application

1. Completed Building Permit application form with signature.
2. Submit two (2) copies of a Certificate of Survey or site plan indicating the lot dimensions, the location and ground coverage area of existing structure(s), and the location and area of the proposed structure, septic and well location.

Indicate the setbacks from the property lines. A Certificate of Survey For the property may be on file at City Hall.

3. Submit two (2) copies of plans showing proposed designs and material. Plans shall be drawn to scale and shall include the following information. Lumberyard standard shed plans may also be submitted.
 - a. A floor plan indicating the proposed garage size, size of headers over openings, size and space of roof rafters.
 - b. A cross section view indicating the depth of concrete slab and perimeter bearing, size and spacing of anchor bolts, pitch of roof Rafters, type(s) of sheathing and siding material, size and spacing of Studs and ceiling height.
 - c. Elevations indicating the height of structure from established grade, type of roof covering materials, type of exterior wall covering.

Attached are examples of drawings, which are intended as a GUIDE. If your garage is similar in design, you may use the attached plans by Filling in the blanks.

General Building Code and zoning Requirements

1. Must provide unobstructed headroom of 7 feet.
2. Floor material shall be of noncombustible materials.
3. The minimum thickness of concrete floor slabs supported on the ground Shall not be less than three and one-half (3 ½) inches and provide 5000 lb concrete mix.
4. All stumps, roots, and black dirt shall be removed from the soil to a depth of at least twelve (12) inches below the surface of the ground if a concrete slab is used.

(OVER)

5. One-half inch diameter anchor bolts spaced six (6) feet on center max. spaced around perimeter of slab with a seven inch (7) minimum embedment.
6. There shall be a minimum of two (2) bolts per piece with one (1) bolt located not more than 12 inches from the end.
7. Minimum six (6) inch clearance between ground and nontreated wood.
8. Roof framing must be designed for 35-pound snow load. (Applies only to detached U occupancies only).
9. Caulk and flash all exterior openings.
10. Exterior walls and openings of detached garages shall follow table R302.1(1).

Required Inspections

1. Footing/Slab : After forms and reinforcing are in place, but **PRIOR TO POURING CONCRETE !!**
2. Framing: To be made after the roof, and all rough electrical (if any) is approved, but prior to the application of any insulation or siding materials.
3. Final: When the structure has been completed.

General Notes

1. The approved Plan and Survey shall be kept on the job site until final inspection is completed.
2. The inspection card shall be on site and made available for all inspections. Cards need to be protected from weather.
3. Post address on construction site visible from street.

* The State of Minnesota requires that all residential building contractors, remodelers and roofers obtain a state license unless they qualify for a specific exemption from the licensing requirements. Any person claiming an exemption must provide a copy of a Certificate of Exemption from the Department of Commerce to the City before a permit can be issued.

To determine whether a particular contractor is required to be licensed or to check on the licensing status of an individual contractor, please call the Minnesota Department of Commerce at 651-296-2594 or toll free 1-800-657-3602. Web site is www.commerce@state.mn.us

If you have any questions, please call the Building Official
And for inspections call 763-479-0531

