

Permits for Unattached Residential Garages

This packet will provide basic information for **one-story with no basement** light-wood-framed detached residential garage construction. It does not address pole buildings, multi-story buildings, buildings with interior partitions or detached residential accessory buildings constructed for uses other than a private garage.

A Zoning permit is required for buildings 120 s.f. or less, building and zoning setback requirements do apply. Buildings over 120 sf. in area must be constructed on a permanent foundation.

Checklist

All plans must be drawn to scale in black or blue ink with scale noted on plan.

Do not use pencil.

Clearly designate proposed work and existing conditions.

Provide complete structural information.



Site Plan; It is the owners responsibility to determine if any easements exist.

Drawn to scale and indicating

- Legal description and north arrow
- Location and dimensions of all existing structures
- Dimensions of lot and survey monumentation on which the site plan is based (eg: found property corner pins placed according to a recorded survey or plat)
- Distance from proposed garage to property lines, to dwelling and to other structures.
- Driveway location



Wall Section

Use the attached form

Indicate whether you will use a frost footing or an engineered slab

Where wall heights exceed 10', analysis by engineer is required with documentation submitted



Header Design Information

Must be indicated on the attached form.

As a general rule, the following header sizes are acceptable:

For openings not exceeding 3'6" - (2) 2X4's on edge (one cripple stud each end)

For openings not exceeding 5'0" - (2) 2X6's on edge (one cripple stud each end)

For openings not exceeding 9'0" - (2) 2X12's on edge (two cripple studs each end)

For openings exceeding 9'0" - an LVL header is required. For information on LVL headers, contact the LVL supplier.



Truss Design Plans

Must be available on site at framing inspection



Foundations

Must be indicated on the attached form.

3 1/2" reinforced slab on grade with 42" drop footings, poured concrete or core-filled block or, for garages up to 1000 square feet, floating slab with thickened edges, reinforced as detailed. Slabs for larger garages must be designed and plans stamped by a Minnesota licensed engineer.



Floor plan and elevations

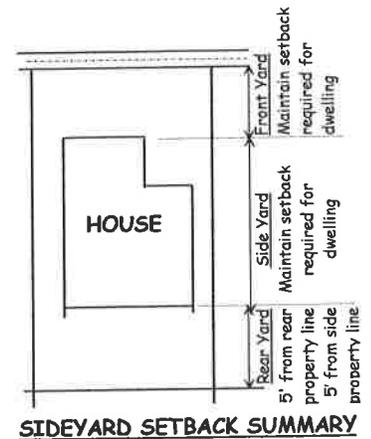
Location of doors, windows and overhead doors drawn to scale.

SETBACK REQUIREMENTS

Setbacks are required distances from property lines and other buildings on the same or adjacent lot. Construction must comply with Luverne Zoning Regulations for setbacks and International Residential Code requirements for location on lot.

Zoning Setback Requirements *(Luverne City Code Chapter 11)*

Rear property line	3 feet from rear property line
Front property line	As required for the dwelling. Site specific.
Side property line	If located in a rear yard, 3 feet, but building code requirements may be more restrictive.
Corner side	25 feet in R1, R2, D zoning district
Alley line	22 feet from center of alley
From main building on adjacent property	10 feet
Overhangs	May project 12 inches into required setbacks, but building code requirements may be more restrictive.



Building Code Location on Lot Requirements *(Minnesota State Building Code IRC 302)*

EXTERIOR WALLS

Required Distance from:

Property lines

5 feet

Except when exterior wall has a fire-resistance rating of one-hour from both sides and no openings.

Other buildings on same lot:

10 feet

Except when exterior wall has a fire-resistance rating of one-hour from both sides and no openings, then 5 feet.

OVERHANGS

Required Distance from:

Property lines

5 feet

Except when eave has one-hour fire-resistive construction on the underside and no openings, then 2 feet.

Other buildings on same lot:

10 feet

Except when eave has one-hour fire-resistive construction on the underside and no openings, then 7 feet.

HEIGHT

Maximum 20 feet from front grade to the high point of a flat roof or the average height of the highest gable.

ATTIC STORAGE AREA

May not exceed 1/3 of floor area and must be open to area below. If greater than 1/3 area is used or attic area is enclosed, it is considered a second story and different permit and construction requirements apply.

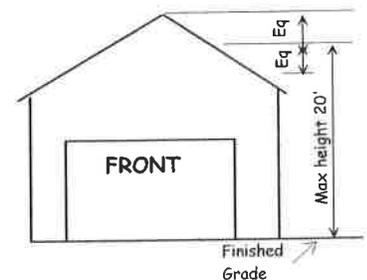
MAXIMUM ALLOWED AREA

Structures may not exceed 35% of lot area including hard surfaced parking areas. City Code 11.09,3

FLOOR

Garage floor surfaces must be of approved non-combustible material.

BRACED WALL SECTIONS: All walls with openings must meet the braced wall section of the code.

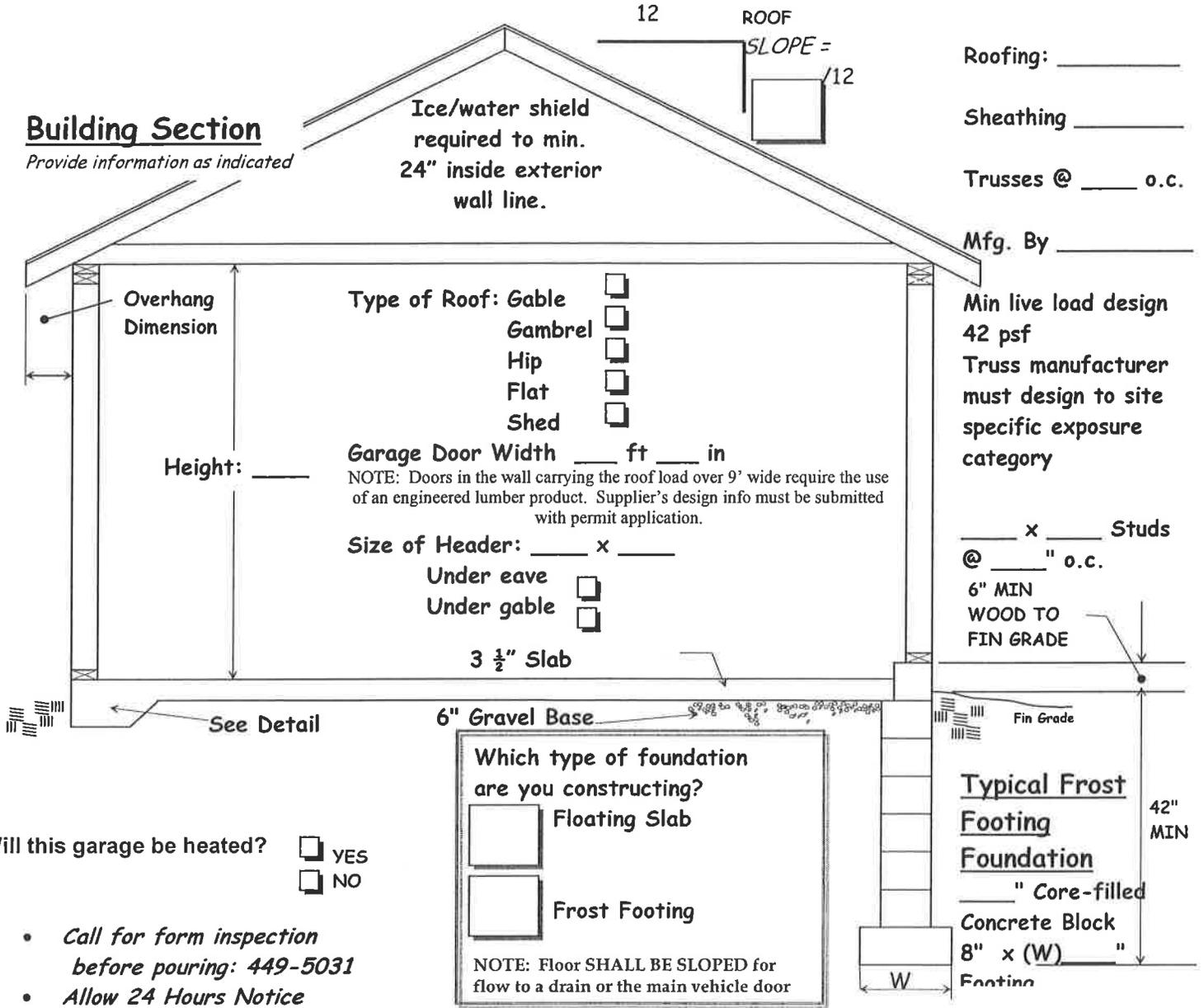


Max 20' from front grade to high point of flat roof or average height of highest gable

SUMMARY OF HEIGHT LIMIT

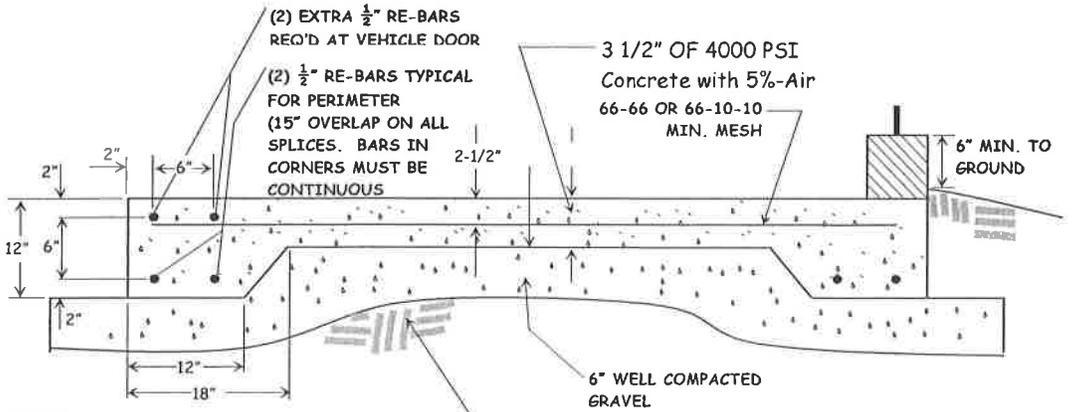
Building Section

Provide information as indicated



Engineered Floating Slab Required over 1000 sf.

No Scale
 Minimum standards for one story detached garages over 120 s.f. and less than 1000 s.f.



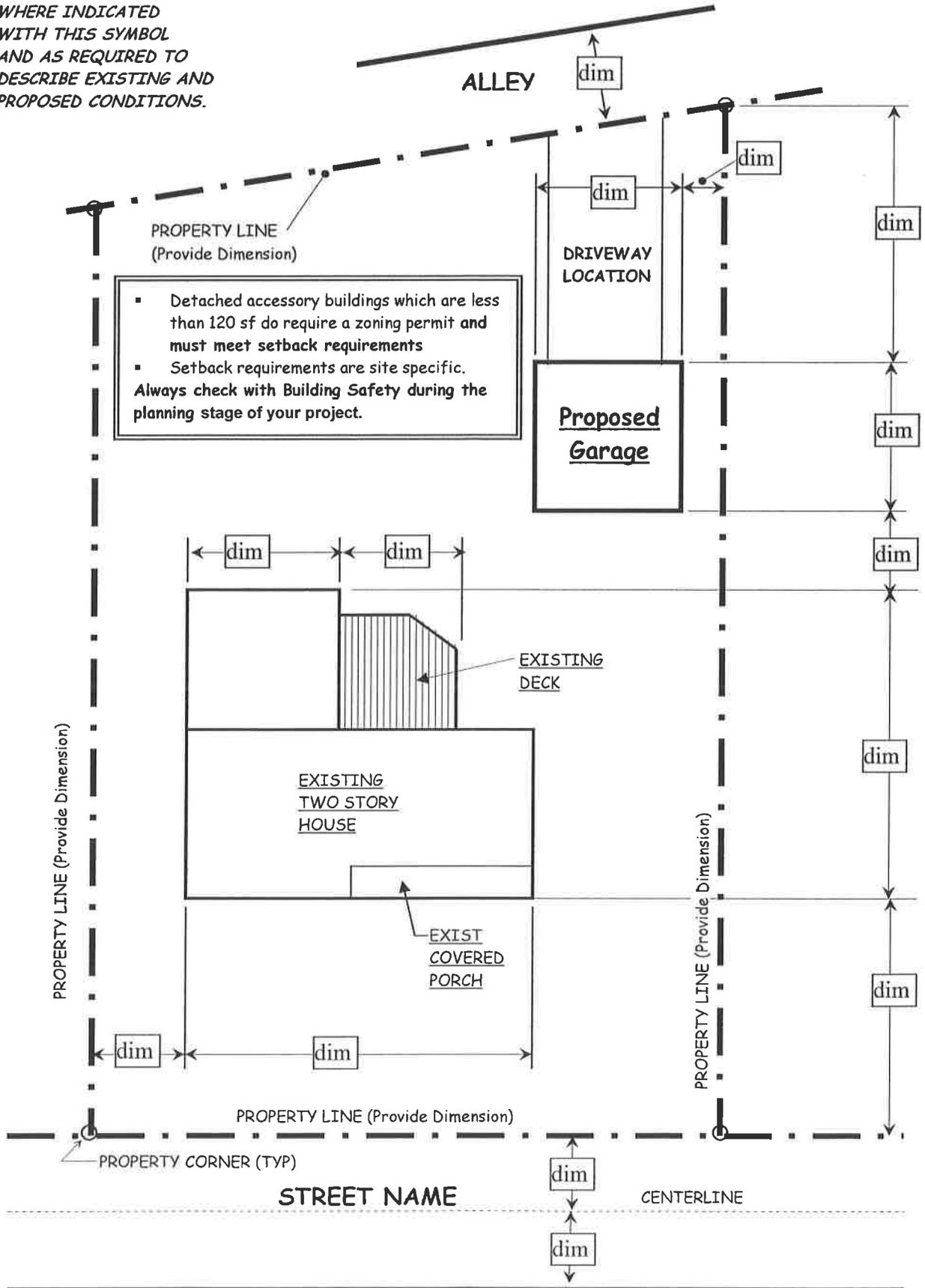
- TREATING OIL RECOMMENDED
 - USE 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 7" INTO CONCRETE, MAX. 6' SPACING
 - FOUNDATION PLATES ON A CONCRETE SLAB SHALL BE TREATED WOOD OR FOUNDATION REDWOOD
- PREPARED SUBGRADE (REMOVE SOD AND UNSUITABLE MATERIALS AND REPLACE WITH STABLE MATERIALS)

Don't use this sheet-create your own drawing.

SCALE: 1" = _____ FEET

PROVIDE DIMENSIONS
WHERE INDICATED
WITH THIS SYMBOL
AND AS REQUIRED TO
DESCRIBE EXISTING AND
PROPOSED CONDITIONS.

dim



SITE PLAN

Provide two copies

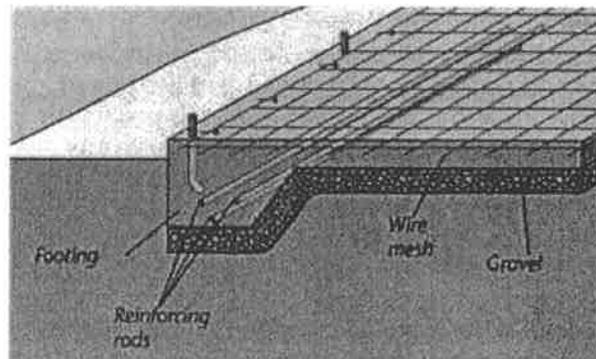
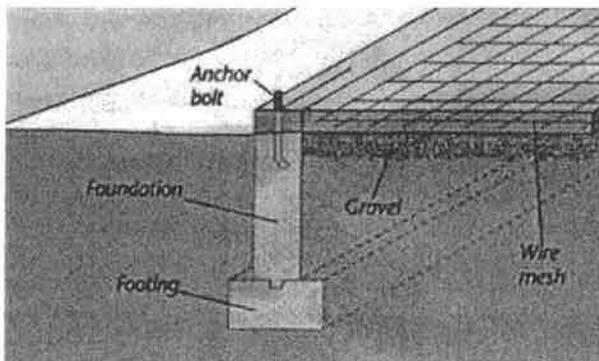
If the footprint of the building will not be changed the site plan must be drawn to scale and must include the following:

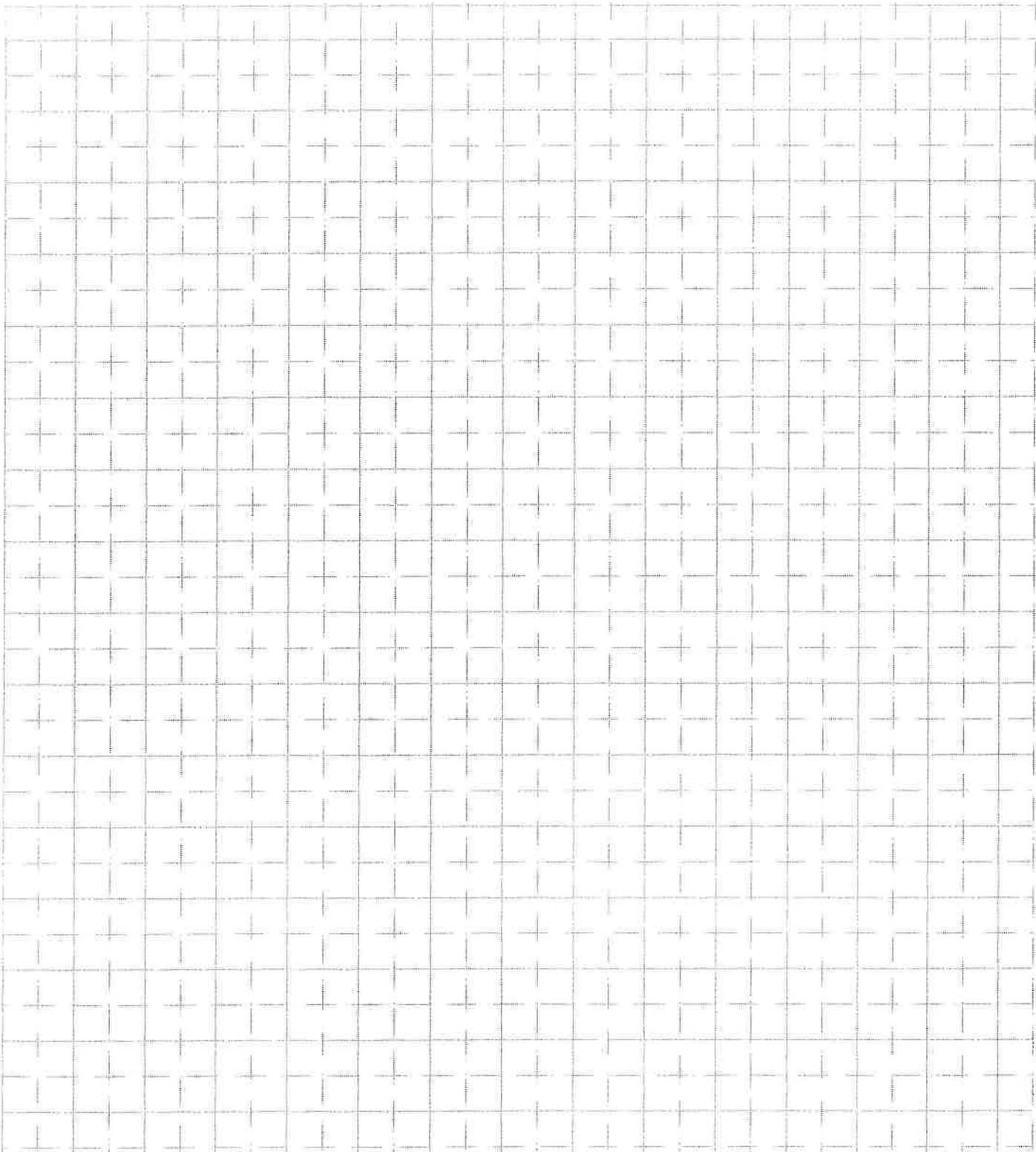
- Dimensions of lot. Property lines must be consistent with the legal description of the property.
- All buildings existing on the lot, their exterior dimensions, distances to property lines. Include all projections and any accessory structures (decks, garages, sheds, etc).
- The legal description of the property
- Scale
- North arrow

If the footprint of the building will be changed, in addition to the above:

- Dimensions of lot and survey monumentation on which the site plan is based (eg: found property corner pins placed according to a recorded survey or plat). Property lines must be consistent with the legal description of the property.
 - Complete exterior dimensions of all proposed structures, projections, and additions and dimensions to all property lines.
 - Adjacent streets or alleys with right-of-way widths shown, if known.
 - Any known easements on the property (i.e. utility or access) with dimensions, if known.
 - Existing and proposed drainage patterns.
 - Setback distances (front, rear & side) required by applicable codes, if known.
 - Indicate the location of any utilities in the vicinity of the proposed work.
 - Attach all prior Board of Zoning Appeals, Planning Commission and/or City Council approvals.

Other information may be required for certain sites and will be requested during the plan review process.





North arrow required
Scale: 1"= feet

SITE PLAN

Grid is 4 squares per inch
DO NOT USE PENCIL

Site Address
Owner's Name

This site plan is an accurate and complete representation of the footprint(s) of all existing and proposed structure(s) and their location(s) on the subject property

Applicant's Signature
Date

Legal Description
Required