

Garages

An Overview of Permit and Code Requirements

City of Hopkins Inspections Division

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Notice: This handout is intended only as a guide to the subject matter covered herein and is based in part on the 2015 Minnesota State Building Code. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the Minnesota Building Code or contact us.

Obtaining A Building Permit

Building permits are required for garages. Building permits can be obtained from the Inspections Division by **filling out a building permit application and submitting your building plans.**

Building Plans

Building plans (two copies) must be submitted with your application, along with a site plan showing garage location on the lot. The plans must be neatly drawn and to scale (minimum 1/8" = 1'). They may be on 8 1/2 x 11 paper. Plans must include a site plan, floor plan, cross section, and elevation, and show:

- the proposed size of the garage
- location and size of window and door openings
- size of headers over all window and door openings
- size, spacing, and direction of rafters or trusses

This handout will provide basic information for light-wood-framed, detached residential garage construction. You should also pick up copies of the handouts on Building Plans, Site Plans, Roofing, and any others you feel may be of help.

- rafter/truss connection method
- size and spacing of studs
- grade and species of lumber to be used
- type of roof and wall sheathing used
- braced wall panel design and nailing pattern
- information on siding and roofing

If the garage exceeds 1000 square feet, Minnesota law requires the plans and design of the garage to be prepared by a licensed design professional.

Zoning

City zoning ordinances regulate the size and location of detached residential garages. The following is a brief overview of these regulations. **Contact the Zoning Administrator at 952-548-6342 for specific requirements.**

- Detached garages must be located 6 feet minimum from the dwelling.
- A 3-foot side and rear yard setback is required.
- If the drive-in door faces a street or alley, the garage must be set back 20 feet from the property line.
- The height of the garage is limited to 15 feet measured to the midpoint between the eave and the peak of the roof from grade.
- Lot coverage requirements vary depending on the zoning district where your home is located. Please contact the Zoning Administrator for specifics.

Inspections

It is the responsibility of the permit applicant to call the Inspections Division to arrange for inspections. 24-hour advance notice is required. Three inspections are usually required for the construction of a garage:

- **Slab Inspection:** To be made after all formwork and reinforcing is in place but **prior to** pouring concrete.
- **Framing Inspection:** To be made after all framing, bracing and gypsum sheathing is complete,
- rough electrical (if any) is approved, but **prior to** application of siding, building paper or roofing.
- **Final Inspection:** To be made upon completion of garage and grading and address number installation.

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General Requirements

Foundations

Detached garages that do not exceed 1000 square feet may be constructed on a thickened-edge slab.

Detached garages over 1000 square feet and attached garages must be constructed on a foundation extending at 42 inches below finished grade.

Anchor Bolts and Sill Plates

Sill plates must be:

- 2 inch nominal thickness;
- at least as wide as the wall studs;
- pressure-preservatively treated or decay resistant wood (such as redwood or cedar) whenever the plate is less than 8 inches from exposed ground and rests on a concrete slab in contact with the ground or on a masonry or concrete foundation wall.

Sill plates must be anchored to the foundation or slab with ½ inch anchor bolts that extend a minimum of 7 inches into the foundation or slab. A nut and washer must be tightened on each bolt to the plate.

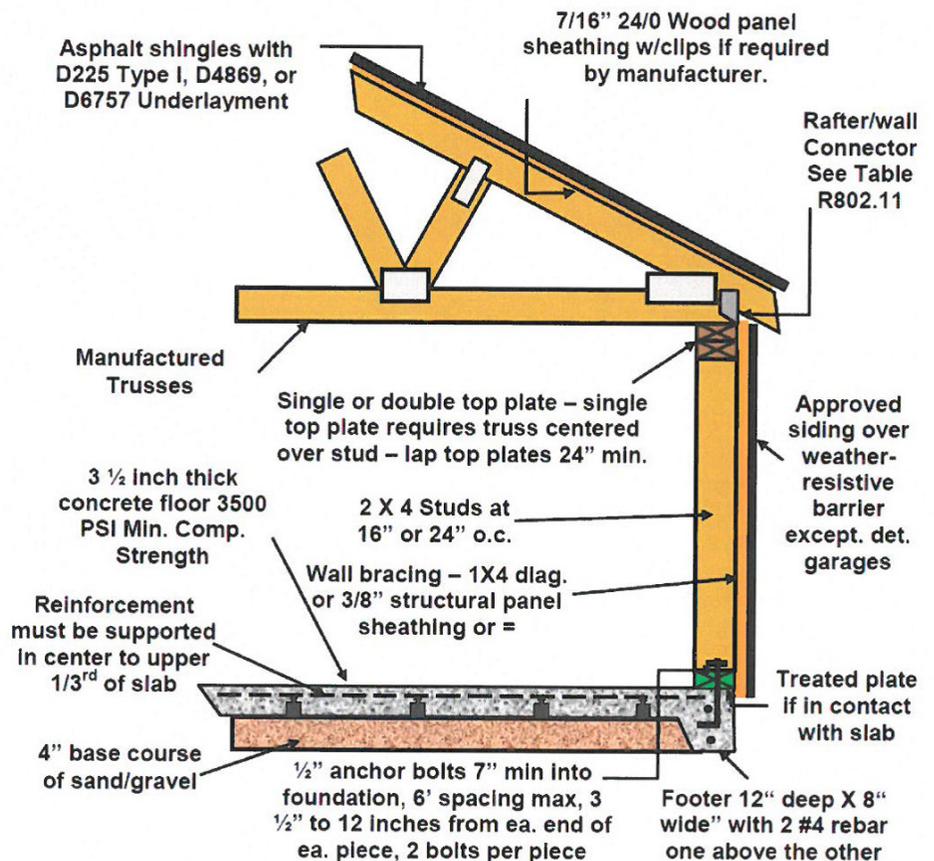
Anchor bolts must be spaced not more than 6 feet on center and must also be located within 12 inches from the ends of each plate section.

Eave Projections

Eaves may project no closer than 2 feet from a property line that abuts another property. If you desire a 2-foot eave around your garage, the garage must be placed at least 4 feet from the property line. Eaves may not project beyond the alley line.

Roof Trusses

Wood trusses may be used as long as they are designed to meet state snow load requirements. Truss design drawings must be provided, including all required bracing.



Siding

All siding materials must be installed according to the manufacturer's written instructions.

Roofing

Please see the handout titled "Roofing."

Garage Doors and Openers

Garage doors must meet minimum wind resistance standards and must come with a **label** indicating the door complies with ANSI/DASMA 108.

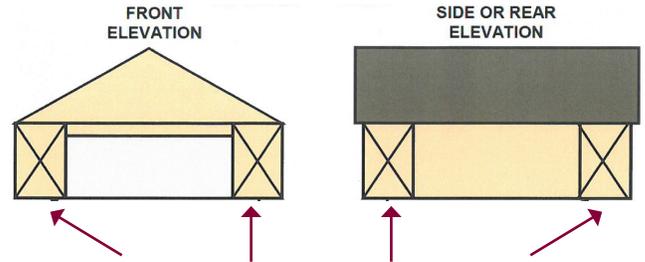
State law requires that all automatic garage door openers sold and installed be equipped with an automatic reversing device. This means that the door must have a means to reverse the closing function if something is detected in the path of the door.



Wall Bracing

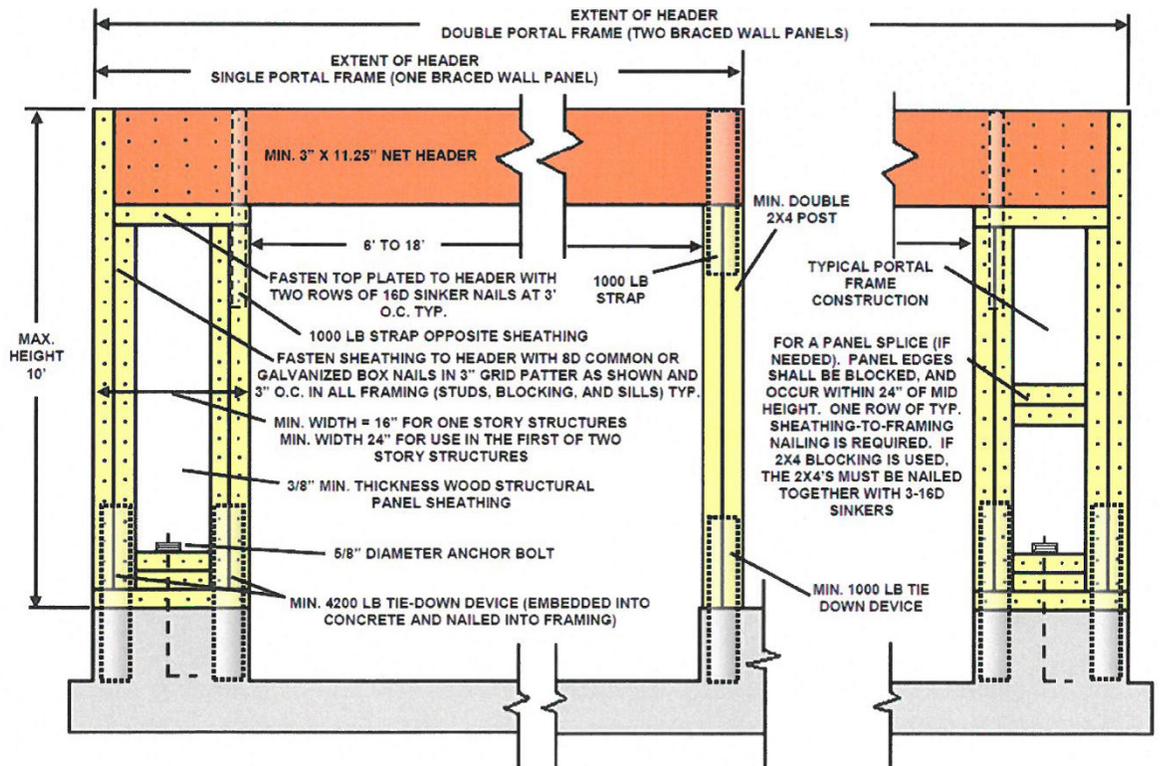
Walls are required to be braced by one of the following methods:

- Nominal 1×4 continuous diagonal braces let in to the top and bottom plates and the intervening studs or approved metal straps installed in accordance with the manufacturer’s specifications. Braces must be installed at an angle not to exceed 60 degrees or less than 45 degrees.
- Wood structural panel sheathing not less than 5/16 inch for 16-inch stud spacing and not less than 3/8 inch for 24-inch stud spacing. Sheathing must be attached with a minimum of 6d nails at 12 inches on center.
- ½ inch fiberboard sheathing applied vertically on studs spaced 16 inches on center. Sheathing must be attached with 1 ½ inch galvanized roofing nails, 6d common nails, or 16 ga 1 ½ inch staples spaced 3 inches on center around the perimeter and 6 inches on center on intermediate studs.



4 ft x 8 ft 5/16" (16" o.c.) or 3/8" (24" o.c.) wood structural panels or 1/2" structural fiberboard sheathing or let-in bracing

Wall Bracing for Narrow Walls:



ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING

Revised June 2015

