



This packet provides basic information for one story light wood framed detached residential garage construction. It does not address pole buildings, multi-story buildings, buildings with interior partitions, buildings with basements or buildings constructed for uses other than a private garage. Garages which are beyond the scope of this packet should use the Residential Intake Checklist instead of this simplified one.

No permit is required for buildings 200 sf or less, but building and zoning setback requirements do apply.

Checklist

All plans must be drawn to scale in black or blue ink with the scale noted on the plans. Please use a straight edge. Clearly designate proposed work and existing conditions. Provide complete structural information.

Site Plan

Drawn to scale and indicating:

- Legal description and north arrow.
- Location and dimensions of all existing structures as shown on site plan example.
- Dimensions of lot and survey monuments on which the site plan is based (example: 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 & material.

Wall Section & Garage Plan

- Use the attached form. Indicate whether you will use a frost footing or an engineered slab.
- Where walls exceed 10 feet, use the Residential Intake Checklist & provide analysis by a structural engineer licensed in the State of Minnesota.

Header Design Information

Must be indicated on the attached form.

As a general rule, the following header sizes are acceptable for a 24' wide building:

- For openings not exceeding 3'-6", (2) - 2x6s on edge (Two cripple stud each end.)
- For openings not exceeding 5'-3", (2) - 2x10s on edge (Two cripple stud each end.)
- For openings not exceeding 8'-11", (4) - 2x12s on edge (two cripple studs each end.)
- For openings exceeding 8'-11", an LVL header is required with supporting documentation.

Truss Design Plans

- Must be available on site at framing inspection.

Foundations

Must be indicated on the attached form.

- 5-inch reinforced slab on grade with 60-inch drop footings, poured concrete or core-filled block or, for garages up to 1,500 sf, pre-engineered floating slab with thickened edges, reinforced as detailed. Slabs for larger garages must be designed and plans certified by a Minnesota licensed structural engineer.

Setback Requirements. Setbacks are required distance from property lines and other buildings of the same or adjacent lot. Construction must comply with the City of Hibbing Zoning Ordinances and *Minnesota State Residential Code* (MSRC) requirements for location on lot. The following is a summary of setback requirements.

Zoning Setback Requirements

(Urban Only)

- **Rear property line** 5 feet from rear property line.
 - **Front property line** As required for the dwelling. Site specific.
 - **Side property line** (not corner lot) 5 feet from side property line.
 - **Side property line** (from corner lot) 25 feet from any street.
-
- **Maximum Allowed Area.** Any single accessory structure may not exceed 30% of the rear yard. All accessory structures on a lot may not occupy more than 60% of the rear yard area.

Building Code Location on Lot Requirements

- **Exterior Walls**

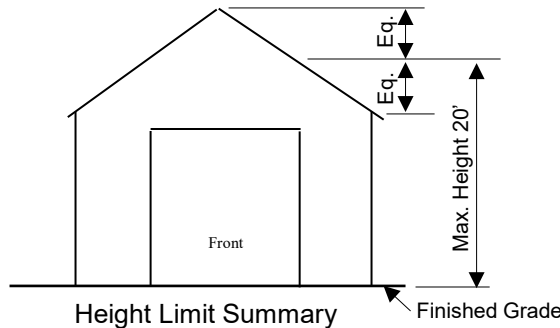
Required distance from property lines: 5 feet, except when exterior wall has a fire resistance rating of one-hour from both sides.

Openings in walls: Not permitted closer than 3 feet from the property line. From 3 feet up to 5 feet, 25% of wall area may be openings. At 5 feet and greater, unlimited openings allowed.

- **Overhangs**

Required distance from property lines: 5 feet, except when underside of overhang has a fire resistance rating of one-hour and no openings, or fire blocking provided from top plate to underside of roof sheathing, then minimum of 2 feet from property line.

Height. Maximum 20 feet from front grade to highest 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 of floor area, please use the Residential Intake Checklist.

Floor. Garage surface may be concrete, asphalt, sand, gravel, crushed rock, or natural earth.

Building Section

Provide information as indicated

12
Roof Slope = / 12

Roofing _____
 Sheathing _____
 Trusses @ ____ o.c.
 Mfg. By _____

Overhang Dimension _____
 Height _____

Type of Roof: Gable Hip
 Gambrel Flat
 Attic Trusses Shed

Garage Door Width ____ ft ____ in

NOTE: Doors in the wall carrying the roof load over 9' wide require the use of an engineered lumber product. Supplier's design info must be submitted with permit application.

Size of Header: ____ x ____

Under eave
 Under gable

5" Engineered Slab

6" Gravel Base

6" Min. Wood To Fin. Grade

See Detail

Fin. Grade

NOTE: Construction of a Retaining Wall greater than 4' high either as part of garage foundation or to create the building site requires a certified design by a MN licensed structural engineer. Is a Retaining Wall part of this project?
 Yes
 No

Which type of foundation are you constructing?
 Engineered Floating Slab
 Frost Footing

Typical Frost Footing
 _____" Core-filled Concrete Block
 8" x (W) _____"
 Footing

60" Min.

W

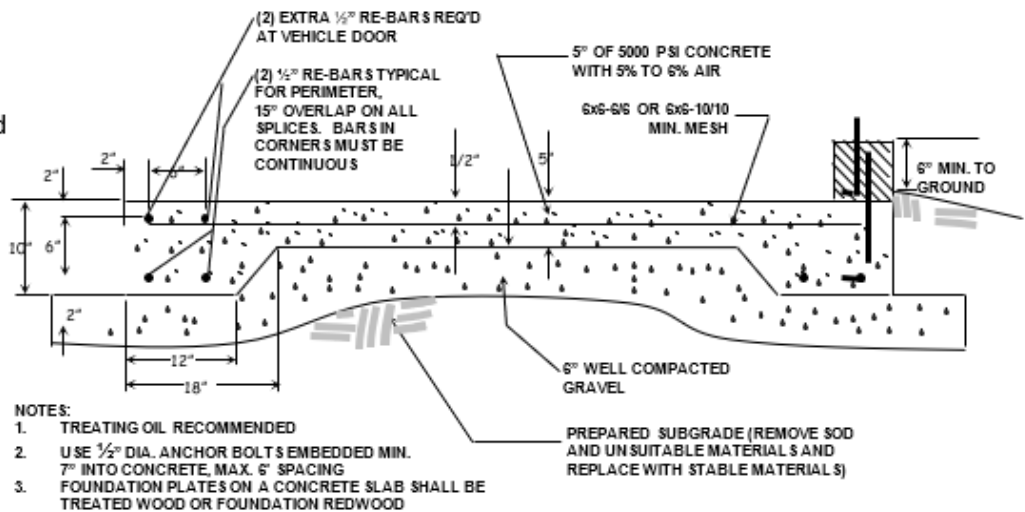
Call for form inspection before pouring:
 Call inspector's number on sign off card

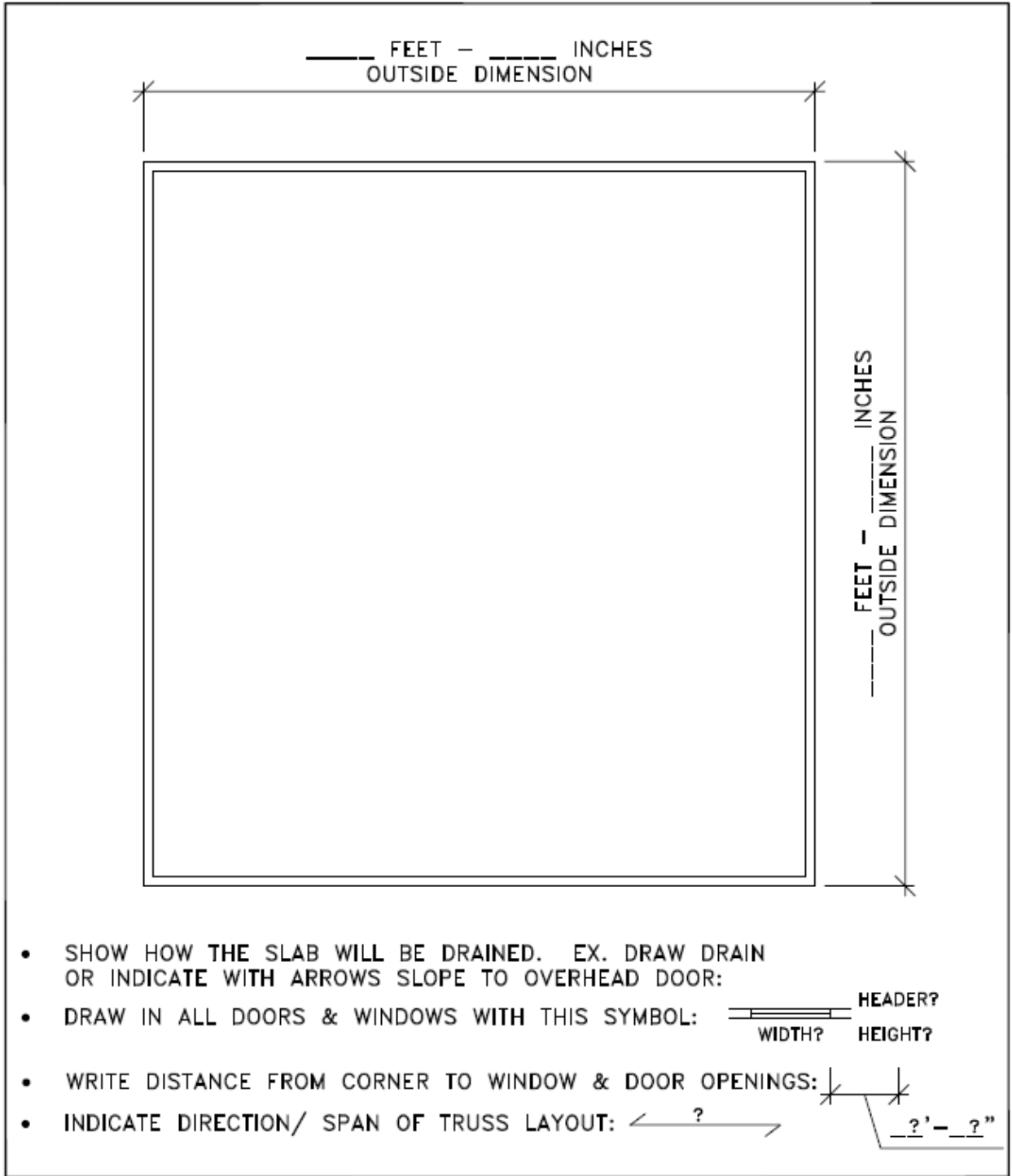
- Allow 24 Hour Notice

Engineered Floating Garage Slab Detail

No Scale

Minimum standards for one story detached garages over 400 sf and less than 1,500 sf





GARAGE PLAN WORKSHEET

EXAMPLE NOT FOR CONSTRUCTION

Date: 3/24/2015
 Job No.: GARAGE WORKSHEET
 Drawn By: RDA
 Revised: 3/25/2015
 Approved By: DWN
 Sheet:

GAR

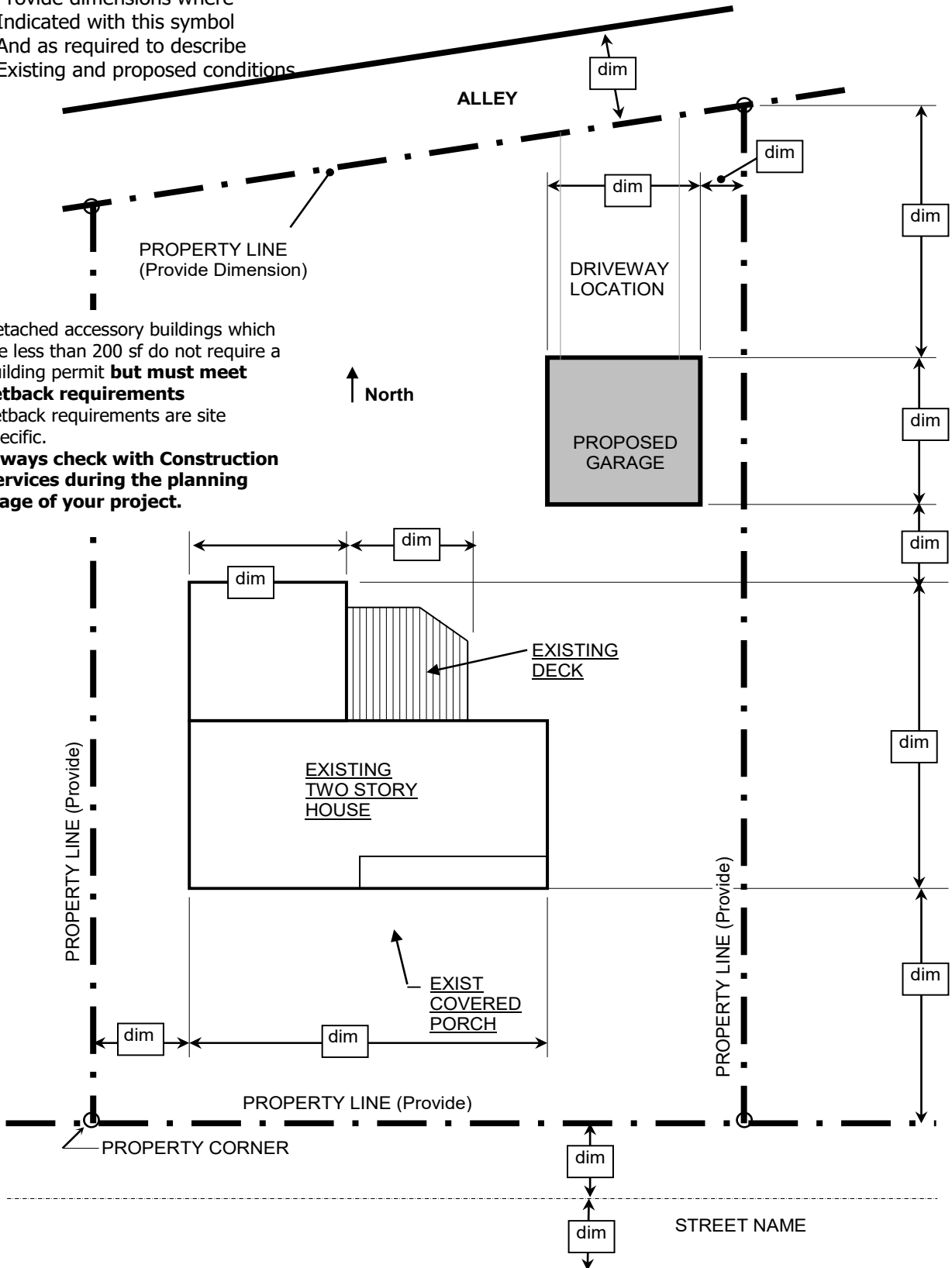
Sample Site Plan

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

SCALE: 1" = _____ FEET

dim Provide dimensions where
Indicated with this symbol
And as required to describe
Existing and proposed conditions

- Detached accessory buildings which are less than 200 sf do not require a building permit **but must meet setback requirements**
- Setback requirements are site specific.
- **Always check with Construction Services during the planning stage of your project.**



Site Plan Instructions

1. 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.

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

- Dimensions of lot and survey monuments on which the site plan is based (example: found property corner pins placed according to a recorded survey or plat).
- 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 (existing utility or access) with dimensions.
- Existing and proposed drainage patterns.
- Setback distances (front, rear and side) required by applicable codes.
- Indicate the location of any utilities in the vicinity of the proposed work.
- Attach all prior Planning Commission or Council approvals.

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

NAME _____ ADDRESS OF PROPERTY _____

-INSTRUCTIONS-

SITE PLAN DRAWN TO SCALE - SHOW DIMENSIONS OF LOT AND ALL EXISTING AND PROPOSED STRUCTURES. SHOW DISTANCES FROM FRONT, SIDE AND REAR PROPERTY LINES TO ALL EXISTING AND PROPOSED STRUCTURES. SHOW ALLEY AND LIST STREET NAMES ABUTTING LOT. SITE PLANS DRAWN BY FREE-HAND WILL NOT BE ACCEPTABLE.

IT IS THE OWNER'S AND/OR APPLICANT'S RESPONSIBILITY TO KNOW THE SUBJECT PROPERTY LINES IN ORDER TO FILE FOR THIS PERMIT.



PLACE AN ARROW IN THE CIRCLE TO INDICATE THE DIRECTION OF NORTH

GRAPH SQUARES ARE 5'X5' OR 1"=20', OTHERWISE NOTE SCALE AS FOLLOWS:

A large grid of graph paper for drawing the site plan.

I/we as applicant certify that the proposed construction will conform to the dimensions and uses shown above, and that no changes will be made without first obtaining approval.

Applicant's Signature _____ Date _____

Plan Review by _____

OFFICE USE ONLY: This Is An Application For:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Building Permit	Zoning Permit	Moving Permit	Demolition Permit
		<input type="checkbox"/>		
		Sign Permit		
Official's Comments: _____				