



**CITY OF NORTH MANKATO**

## **Detached Garage Plan Submittal Requirements**

### **PERMIT REQUIREMENTS**

A building permit and plan review are required for all detached garages. Building permit fees are based on the valuation, materials and labor, of the project. If a homeowner elects to construct the addition and only provides the cost of the materials on the permit application, the Building Inspection Department will double the material cost to provide a labor cost, resulting in the full valuation of the addition. The Building Inspection Department will check all valuations provided against a square footage cost as adopted by the City of North Mankato.

### **REQUIRED INFORMATION WHEN APPLYING FOR A PERMIT**

- 1. A signed, completed building permit application (found on the City of North Mankato's Website).**
- 2. Site Plan**
  - a. Lot dimensions
  - b. Location and size of existing structures
  - c. Location and size of the proposed structure
  - d. Distance of structure from property lines
  - e. Location of Ravines when applicable
- 3. Construction Drawings SHALL include the following information to be provided on the Detached Garage Plans**

#### **FLOOR PLAN/ELEVATION PLANS:**

- Location of exterior walls
- Wall construction materials
- Headers indicated on plans
- Dimensions of overhead door openings
- Dimensions of garage

#### **CROSS SECTION PLAN:**

- Footing size & depth
- Proposed finished ceiling height
- Finish materials for walls, floor, and ceiling-exterior & interior
- Roofing material and roof pitch
- Size of all overhangs

#### **ELEVATION PLAN:**

- Front & side view of the proposed garage
- Location of door(s) & windows

## PROJECT CHECKLIST

- ❖ Drilling and notching of framing members shall be in accordance with the Minnesota State Residential Building Code. (See *Drilling and Notching of Framing Members* handout for more information) (R502.8, 602.6)
- ❖ Footings shall be a minimum of 42" below grade; Exception: A slab on grade ("floating slab") up to 1,000 square feet may be used for the foundation support (1303.1600 Subp. 1 & Subp. 2)
- ❖ All vegetation, top soil, and foreign material shall be removed and cover with a minimum of 4" thick base course consisting of clean sand, gravel, crushed stone or sand-gravel mixture (R506)
- ❖ The perimeter of the slab should be turned down to form a thickened edge having a minimum vertical dimension at the exterior face of 12" below the undisturbed ground surface, at least 12" wide and sloped upward to the bottom of the slab. Minimum slab thickness shall be 3½". Minimum #4 horizontal bar shall be installed at the top and bottom of the thickened edge with a minimum #3 vertical dowels with hooks on each shall be installed within the thickened edge spaced every 48" on center. (R403.1.3.2)
- ❖ Solid concrete masonry curb blocks shall be at least 6" modular width (4" curb blocks are not permitted) (R606.2.1)
- ❖ Foundation plates or sills shall be bolted to the slab or foundation wall with not less than ½" nominal diameter corrosion resistant steel anchor bolts embedded at least 7" into the concrete and spaced not more than 6' apart. There shall be a minimum of two bolts per piece of sill plate with one bolt located not more than 12" or less than 3½" from each end of the plate section. (R403.1.6)
- ❖ Foundation plates or sill and sleepers on a concrete slab foundation which is in direct contact with the earth shall be approved preservative-treated wood not less than nominal 2" thickness. The sill width shall not be less than that of the wall studs. (R317 & R602.3.4)
- ❖ Studs must 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" on center. (Table R602.3(5))
- ❖ Bearing and exterior wall studs shall be capped with double-top plates installed to provide overlapping at corners and at intersection of other partitions. End joints in double-top plates shall be offset at least 24" (R602.3.2)
- ❖ Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6" from the ground shall be preservative-treated or naturally durable wood. (R317)
- ❖ Ice and water underlayment on an asphalt shingled roof is required from the lowest edges of all roof surfaces to a point at least 24" inside the exterior wall line of the building, if the detached garage will contain conditioned floor area (R905.2.7.1)
- ❖ Proper soffit and roof ventilation is required for enclosed attic spaces and shall be 1/300 of the vented space, at least 40% and not more than 50% of the required ventilating area shall be located in the upper portion of the attic or rafter space, if ceilings are applied directly to the underside of roof rafters/trusses. (R806.1 & 806.2)

After all the above items are organized, the application may be submitted to the Building Inspection Department. Please make sure all listed items are included. This helps to ensure a prompt turnaround time.

**\*\*\*NOTE: IT WILL TAKE APPROXIMATELY 7 TO 10 BUSINESS DAYS TO RECEIVE A PERMIT ONCE COMPLETE PLANS AND APPLICATION HAVE BEEN SUBMITTED.**