



Residential Detached Garage Info & Application Packet

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.



Doc 333-vA052021-0221

Residential (One and Two Family and Townhome) Plan Review & Building Permit Application

Complete All Items and the Checklist

Project Name		Application Date	
Site Address	Room or Unit Number	Floor	
Parcel ID Number(s) (match site plan and survey)			
Legal Description: Subdivision, Lot & Block or other description (must match site plan and survey)			
Applicant Name	Applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Owner's Agent		
Contractor license #:			
Applicant Address	City	State	Zip
Applicant Email (REQUIRED)		Applicant Phone (REQUIRED)	
Owner Name			
Owner Address	City	State	Zip
Owner Email (REQUIRED)		Owner Phone (REQUIRED)	
<input type="checkbox"/> <i>By checking this box I affirm that I am the owner of the property referenced above and that the applicant for this permit is authorized to do the work described in the permit application and</i>			
Description of proposed work: <input type="checkbox"/> Single Family <input type="checkbox"/> Two Family (Duplex) <input type="checkbox"/> Townhome			
Check Applicable: <input type="checkbox"/> Interior Remodel w/ Change of Use <input type="checkbox"/> Interior Remodel No Change of Use <input type="checkbox"/> Demolition			
<input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Sitework/Foundation Only <input type="checkbox"/> Other			
Project Valuation. Include materials and labor for all work:			
Permit Fee:	Plan Review Fee:	State Surcharge:	Total Enclosed:
Design Professional (Architect or Engineer) or Plan Preparer Name			
Design Professional or Plan Preparer Address		City	State Zip
Design Professional or Plan Preparer Email (REQUIRED)			Phone (REQUIRED)
Sprinklered? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the project site or any area to be disturbed by construction contain wetlands? <input type="checkbox"/> No <input type="checkbox"/> Yes			
I do hereby make application for a building permit. The application and accompanying documents are complete and accurate. Work shall be consistent with the plans and information provided with the permit application and shall comply with applicable codes, ordinances and laws and conditions of approval. Work shall not begin until a building permit has been issued.		Applicant's Signature (REQUIRED)	

Office Use Zone District: Stormwater Zone: Special Approvals:

LUTech:

duluthmn.gov/csi | 218-730-5240 | permittingservices@duluthmn.gov



Setback Requirements. Setbacks are required distance from property lines and other buildings of the same or adjacent lot. Construction must comply with the 2010 Duluth *Unified Development Chapter* (UDC), including overlay district requirements, and *Minnesota State Residential Code* (MSRC) requirements for location on lot. The following is a summary of setback requirements.

Zoning Setback Requirements

(UDC 50-14 and 50-21.3)

- **Rear property line** 5 feet from rear property line.
- **Front property line** As required for the dwelling. Site specific.
- **Side property line** 3 feet from side property line. Any distance closer than 5 feet will require fire rated wall & eave.
(not corner lot)
- **Side property line** 15 feet from side property line.
(from corner lot)
- **Adjoining Property** 10 feet from the principal structure on the adjoining property.
- **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**

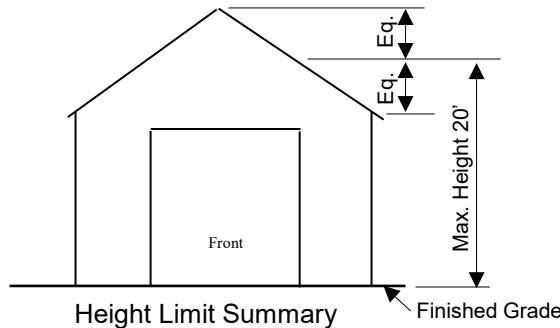
Required distance from property lines: 5 feet, except when exterior wall has a fire resistance rating of one-hour from both sides.

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.

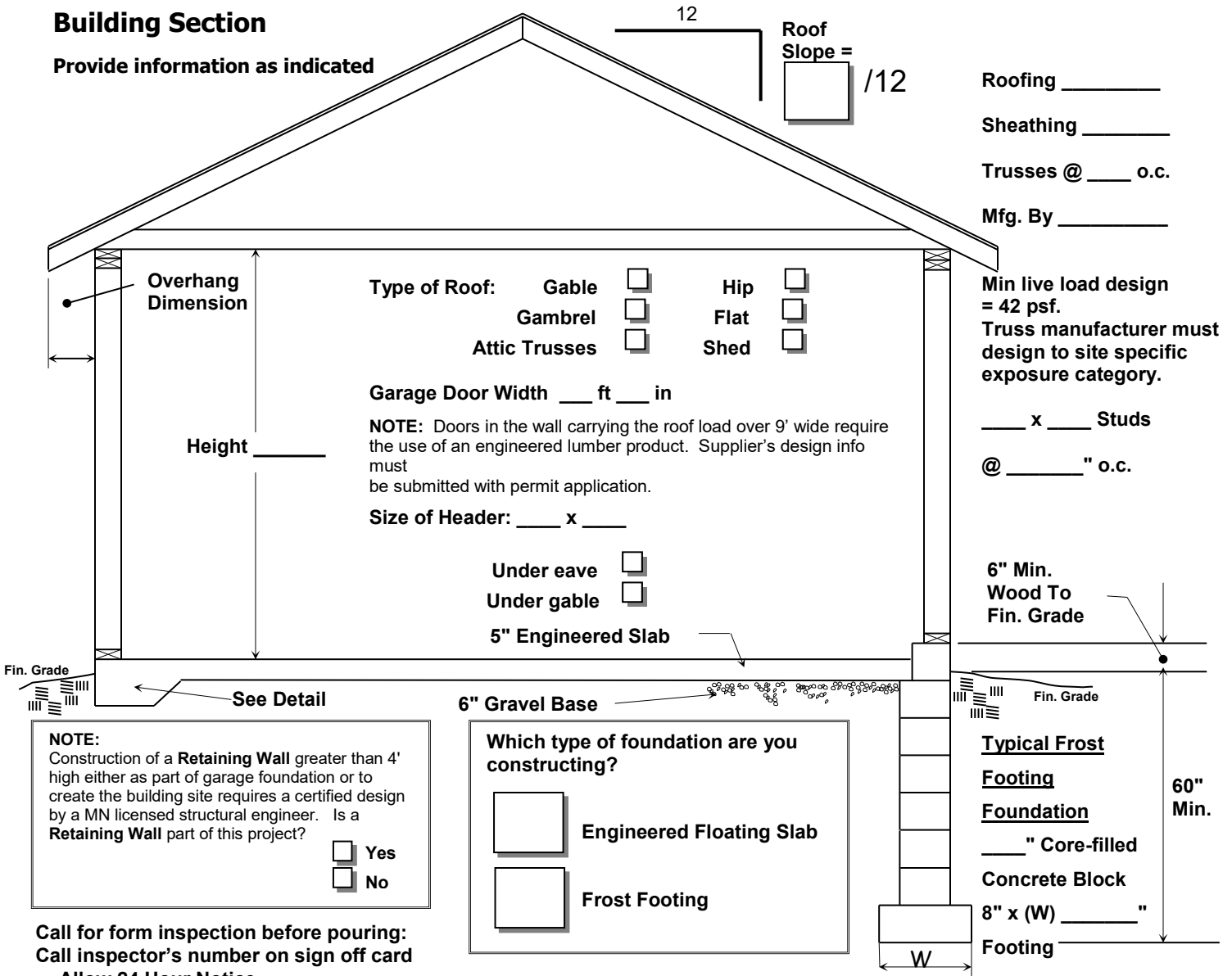


Attic Storage Area. May not exceed 1/3 of floor area and must be open to area below. If greater than 1/3 of floor area, please use the Residential Intake Checklist.

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

Building Section

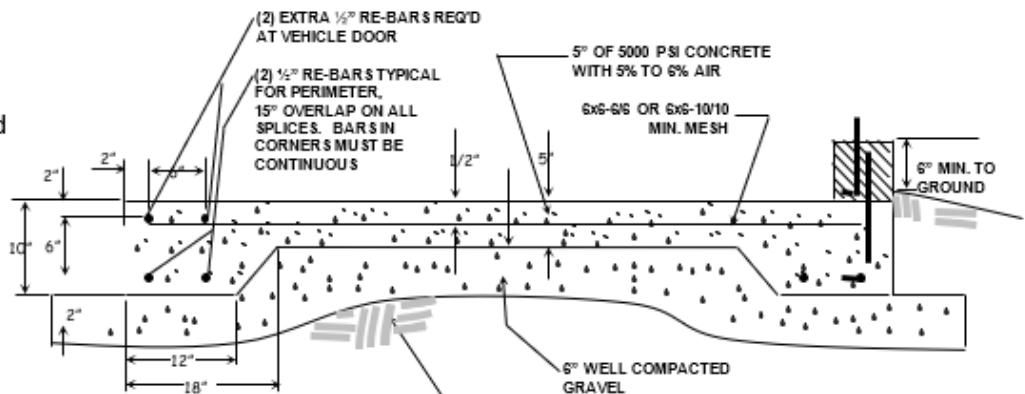
Provide information as indicated



Engineered Floating Garage Slab Detail

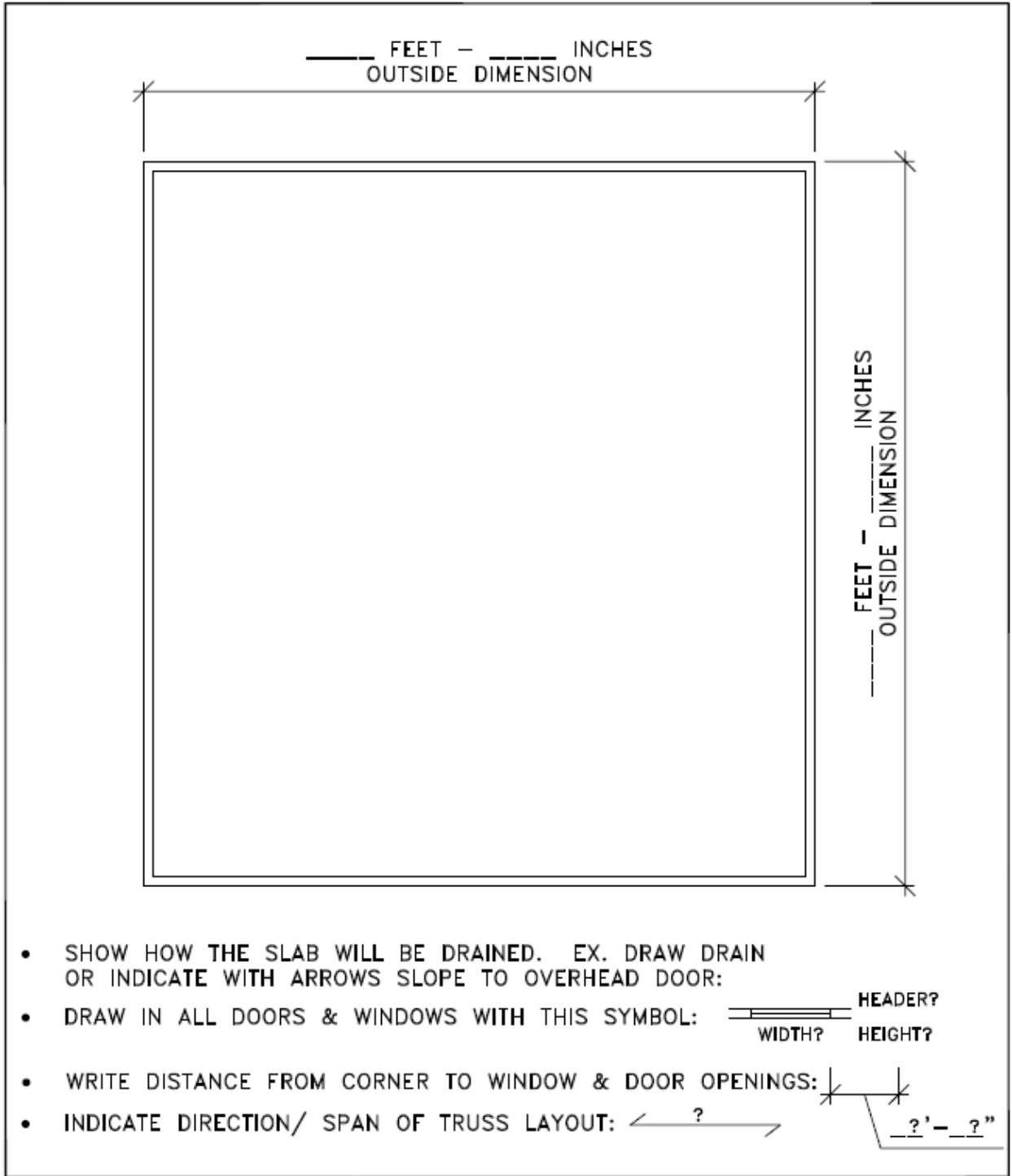
No Scale

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



NOTES:

- TREATING OIL RECOMMENDED
- USE 1/2" DIA. ANCHOR BOLT \$ EMBEDDED MIN. 7" INTO CONCRETE, MAX. 5" SPACING
- FOUNDATION PLATES ON A CONCRETE SLAB SHALL BE TREATED WOOD OR FOUNDATION REDWOOD



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

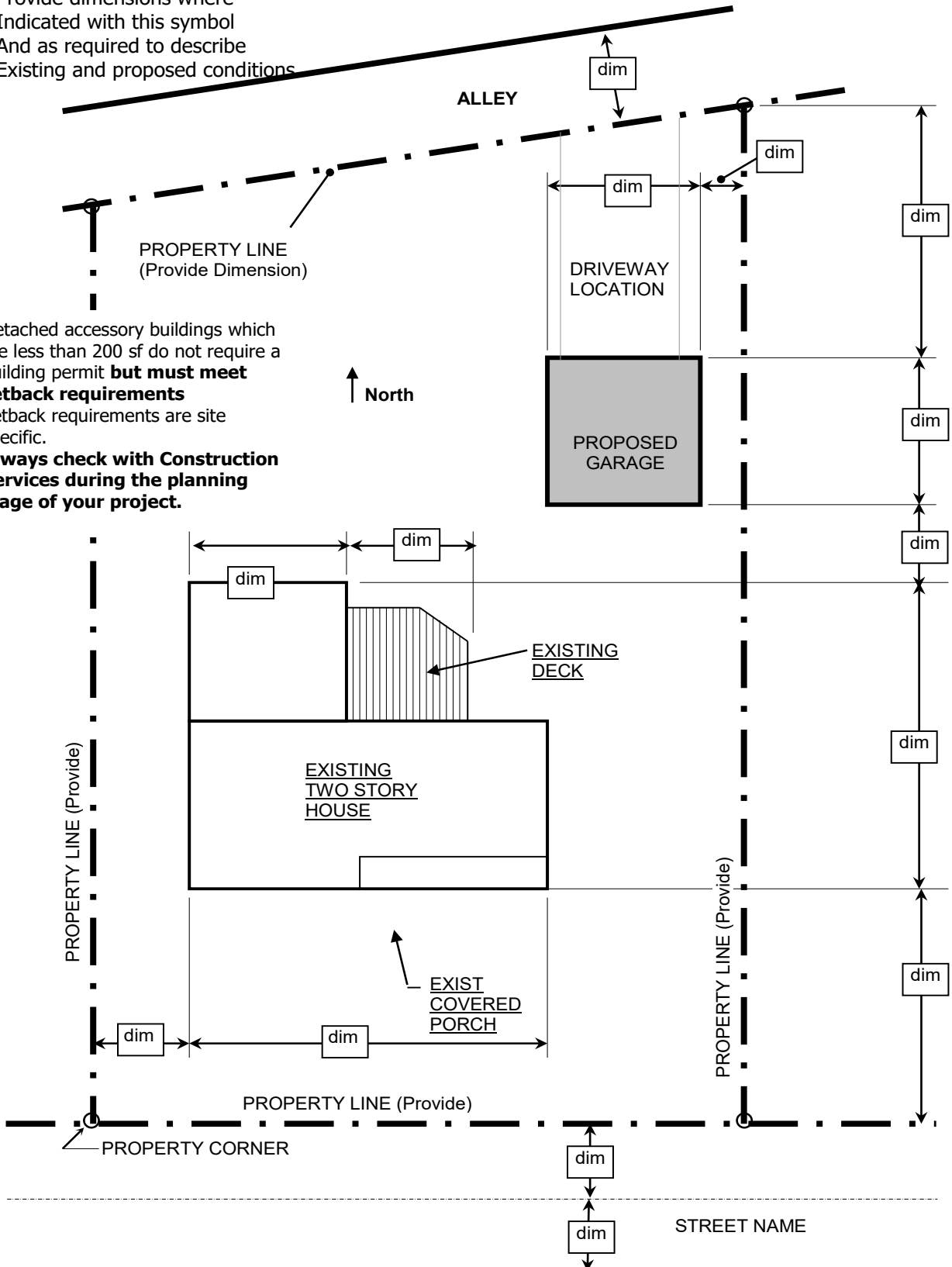
Sample Site Plan

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

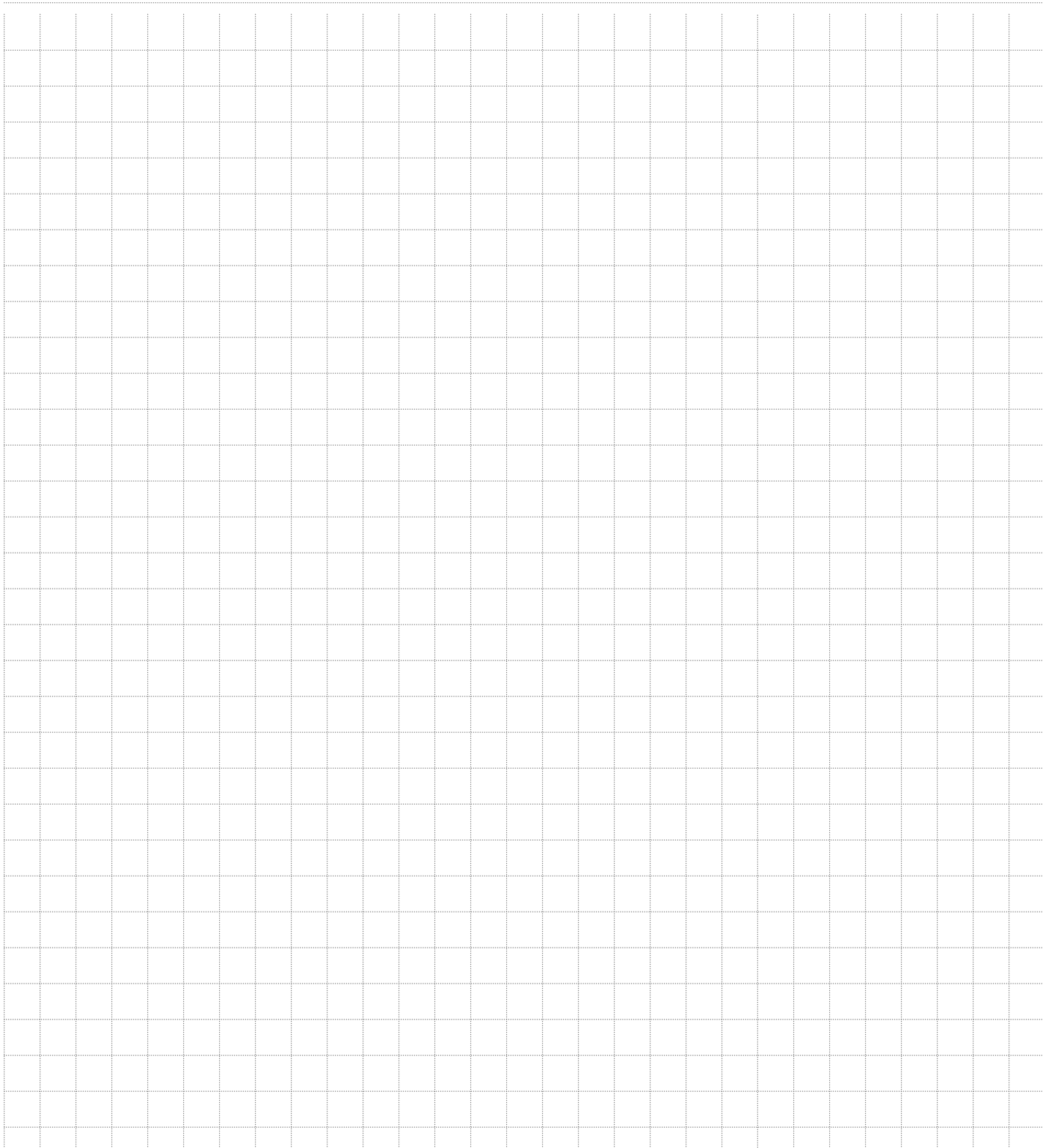
1. If the footprint of the building will not be changed, the site plan must be drawn to scale and must include the following:

- 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.



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** _____