

## GARAGE PERMIT INFORMATION

### **Requirements:**

Building permits are required for construction of all new garages and sheds that have a roof area exceeding 120 square feet. Garages must also meet the land use requirements of the Zoning Ordinance. If the property is located within the shore land district (within 1000 feet of a lake, 700 feet from the Rum River, or 300 feet of a river or stream) a certificate of compliance is required on the existing sewage treatment system. If the system is found to be in noncompliance you would be required to install a new conforming system (Isanti County Zoning Ordinance, Section 23, subdivision 5).

### **Permit Fee's:**

The building permit fee is based on the square footage of the structure and is designed to cover the cost of the plan review and the field inspections that will be done during construction. The plan review is performed to ensure that the building is in compliance with all state and local codes. The inspector may make notes or comments on the plans to help you comply with the code requirements. The approximate permit cost can be determined when the permit application and the plans have been reviewed by the Zoning Department.

### **Required information when applying for a building permit:**

1. Completed permit application
2. Site plan
3. 2 copies of detailed plans which show footings, foundation, walls, roof, with a list of materials used
4. Soils report (Only when requested by the building inspector)
5. Copy of Contractor's license (when work will be performed by a contractor)

Note: The floor must be at least 3 feet above known water table  
Truss specifications are required to be on the job site at the time of the framing inspection  
Approved plans shall remain on the job site at all times

**Permit may take up to 10 working days to process**

**ATTACHED & DETACHED GARAGES**  
**International Residential Code**

ROOF DESIGN: 35 psf roof snow loads (equals 50 psf. ground snow load).

1. Roof Trusses: \_\_\_\_\_ inches on center.
2. Roof Sheathing: \_\_\_\_\_ (size and thickness)  
Need space between sheathing or provide clips.
3. Roof pitch: (circle one) 3:12, 4:12 or  
other \_\_\_\_\_.
4. Walls: 2X \_\_\_\_\_ walls, \_\_\_\_\_ inches on center.
5. Type of wall sheathing: \_\_\_\_\_
6. Wall Height: \_\_\_\_\_.

Note: 1. Treated bottom plates required.

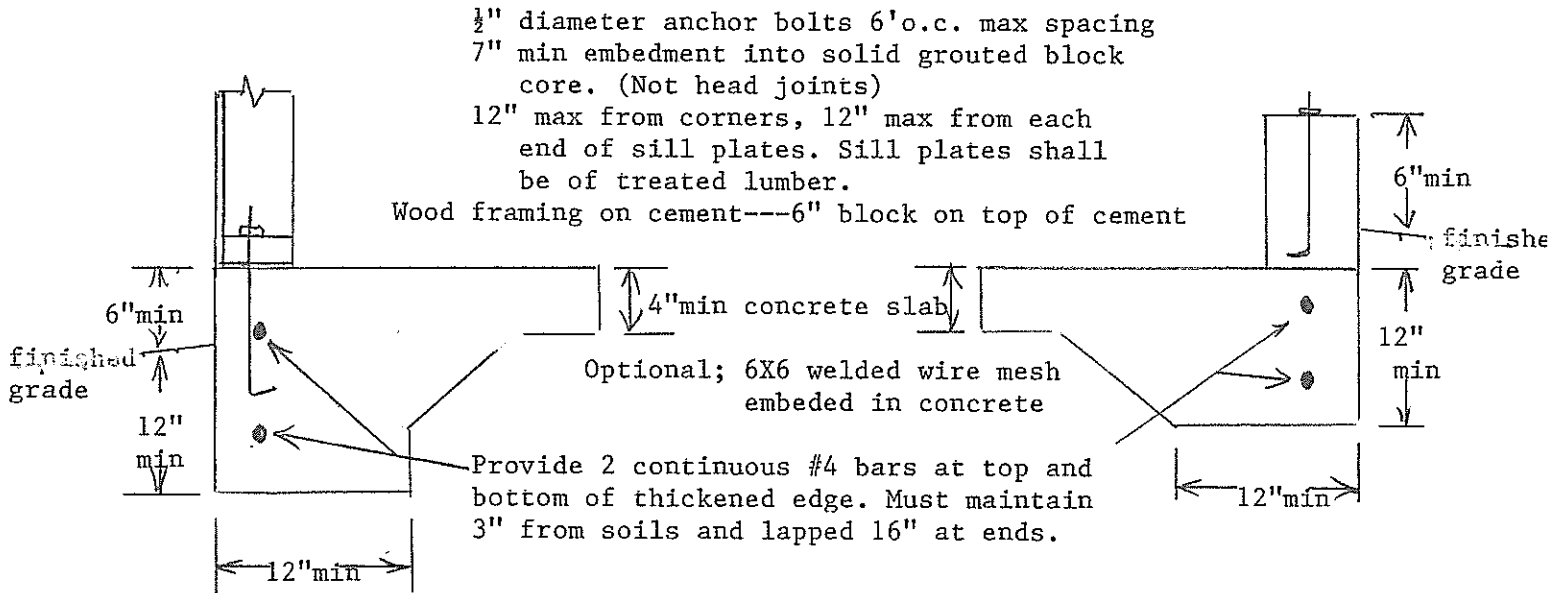
2. 6" separation from soil to wood wall is required, 6" block is "recommended"
3. ½" anchor bolts 6 foot on center, minimum 2  
Per plate, and within 12 inches for the ends of each plate, anchor straps must be installed per manufacturer's specifications, 4 nails per leg.
4. On elevation drawings draw in:
  1. Location of doors
  2. Size of overhead doors
  3. Type and size of headers
5. Footings: Frost footings are required for all attached Garages. Minimum depth of frost footings are 42 inches.
6. Fire Separation for attached garages:
  - a. ½ inch gypsum wall board between the garage and the house, on the garage side, floor to roof deck
  - b. 20 minute fire rated door between the garage and house areas.

**Acceptable design for detached garage monolithic slab:**

1. 3,500 pound concrete mix 4 inches thick.
2. Recommend 6 inch by 6 inch #10 wire mesh or #4 bars 2'6" on center installed 2 inches off the ground.
3. 2 #4 rebar continuously around the perimeter.
4. 1/2 inch anchor bolts 6 foot on center minimum, and within 12 inch from the ends of each plate, minimum 2 bolts per plate. Anchor straps must be installed per manufactured specifications. If anchor straps are used, 4 nails per anchor strap leg are required.
5. Remove all organic material and replace with minimum of 6 inches sand/gravel fill
6. Final grade shall be 6 inches below the bottom wall plate.

Note: We strongly recommend that one course of 6 inch wide concrete block be installed to maintain the 6 inch separation required between the bottom plate and final grade.

Note: Concrete with fiber mesh does not replace reinforcing required for structural purposes.



Required Inspections---Construction shall not begin until permit has been issued.

Footings: Inspection to be made after the footing has been excavated, prior to the placement of concrete or premanufactured pad.

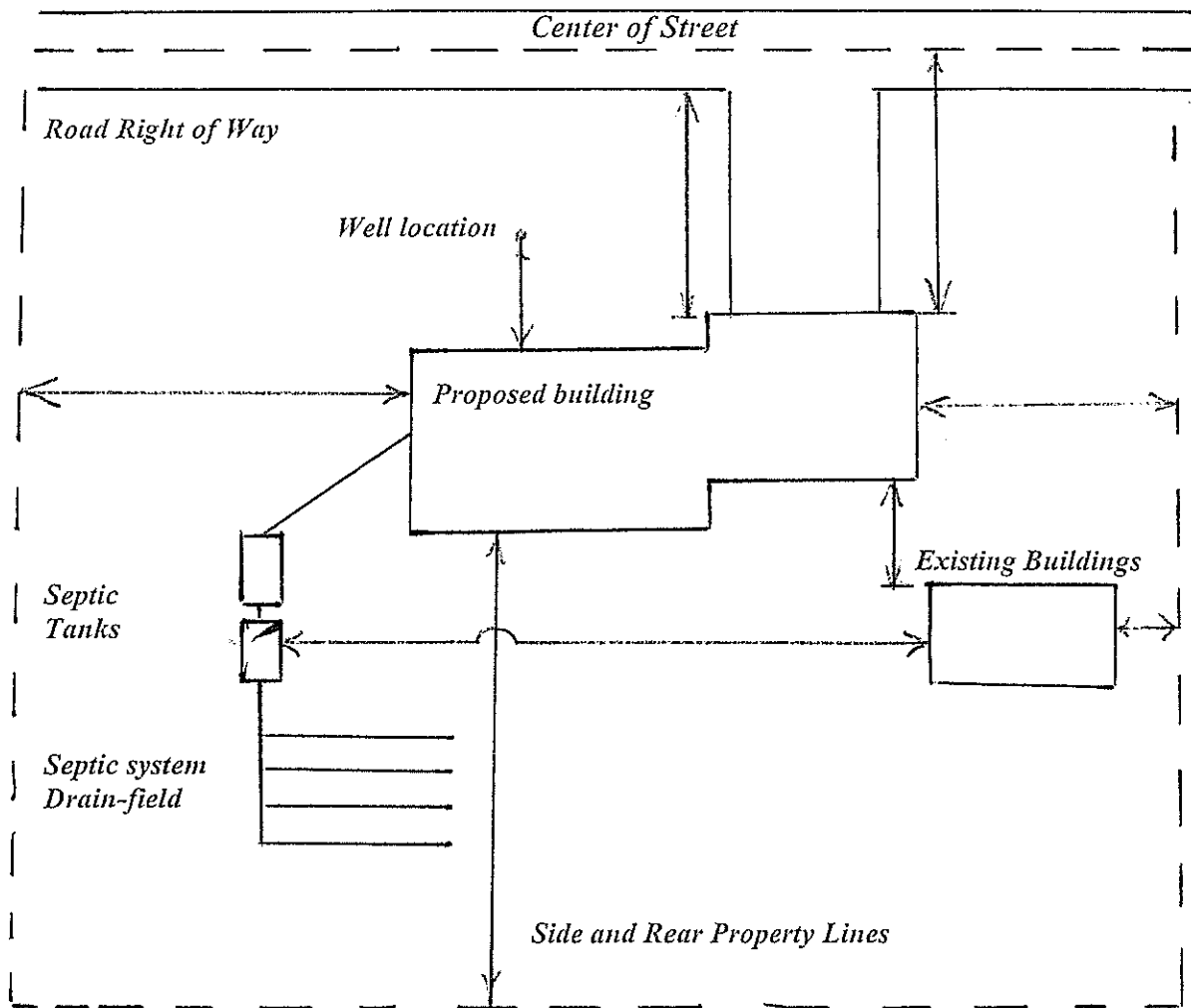
Framing: to be made after all structural components are in place and the exterior coverings are installed.

Final: To be made upon completion of building and final grade work is complete.

Electrical: Contact Gene Boyle, State Electrical inspector at 763-633-9148.

**24 HOUR NOTICE REQUIRED FOR ALL INSPECTIONS**

**Sample site plan for "Illustrative purposes only"**



# Wall Section for Heated Garage or Storage Building

