



Inspectron, Inc.
15120 Chippendale Ave.
Suite 202
Rosemount, MN 55068

RESIDENTIAL DETACHED GARAGE HANDOUT

PERMITS

Building permits are required for all accessory buildings over 120 square feet in floor area. Each jurisdiction has a Zoning Ordinance that may have additional requirements limiting building size or square footage of impervious surfaces. Check with Inspectron, Inc. or the jurisdiction about specific zoning requirements.

PLAN SUBMITTAL DOCUMENTS

- 2 sets of plans (one will be returned to you with your permit)
- Completed permit application
- Site plan showing location of proposed project and distances from property lines. (See Site Plan Handout)

LIST OF INSPECTIONS

- Footing – When forms are set but BEFORE the concrete is poured
- Framing – When all framing, blocking, and bracing are in place and prior to covering the construction so it is accessible for inspection.
- Final – When garage is completed and grading (if any is required) is finished.

GENERAL CODE REQUIREMENTS

- Footings and posts must be sized to support all loads in the existing soil conditions. The base of the footing must be flared to prevent uplift.
- Anchors must be or be equivalent to 1/2 inch anchor bolts spaced a maximum distance apart of 72 inches on center.
- All lumber in contact with the ground and within 8 inches of the earth must be treated or naturally resistive to decay.
- Framing joists and beams must be sized to support all loads imposed. Roof framing must conform to the structural requirements to support 50 pounds per square inch ground snow load.
- Chemical compound used to treat lumber may be corrosive to the fasteners and connectors. Check to make sure you have fasteners with the proper coating.

DESIGN/PROJECT NOTES

- If the building will be heated, the Building Code requires house wrap and ice and water guard.
- Separate permits and additional inspections are required for mechanical and electrical work.
- If the structure will be closer than 6 feet from the primary structure contact Inspectron, Inc. for specific Building Code requirements.

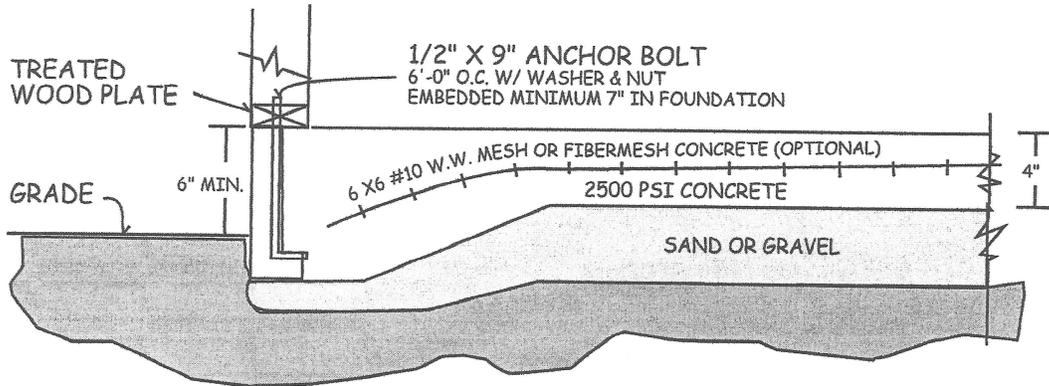
If you have questions, contact Inspectron, Inc. at 651-322-6626 or 800-322-6153 Monday through Friday between 8:00 am and 4:30 pm. We are happy to answer your project questions!



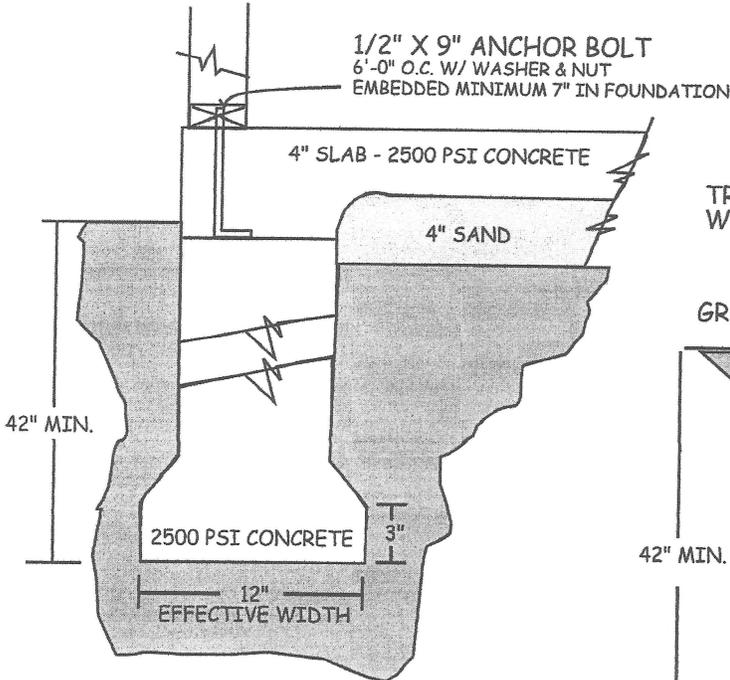
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FOOTING DESIGNS

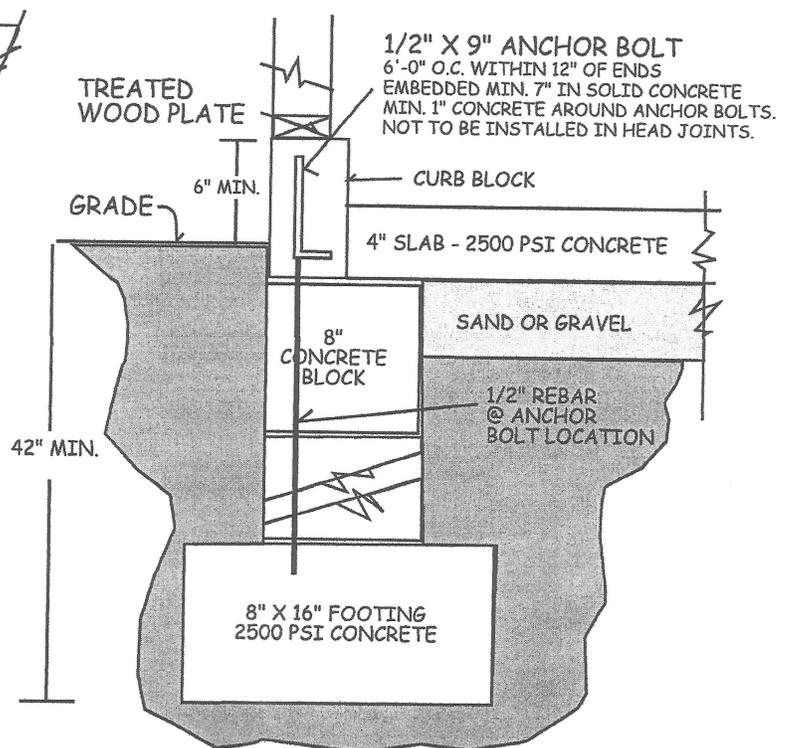
SLAB-ON-GRADE FOR DETACHED ACCESSORY BUILDINGS ONLY



POURED CONCRETE FOOTING & FOUNDATION WALL TYPICAL FOR ATTACHED GARAGE



CONCRETE BLOCK FOUNDATION WALL ON CONCRETE FOOTING TYPICAL FOR ATTACHED GARAGE



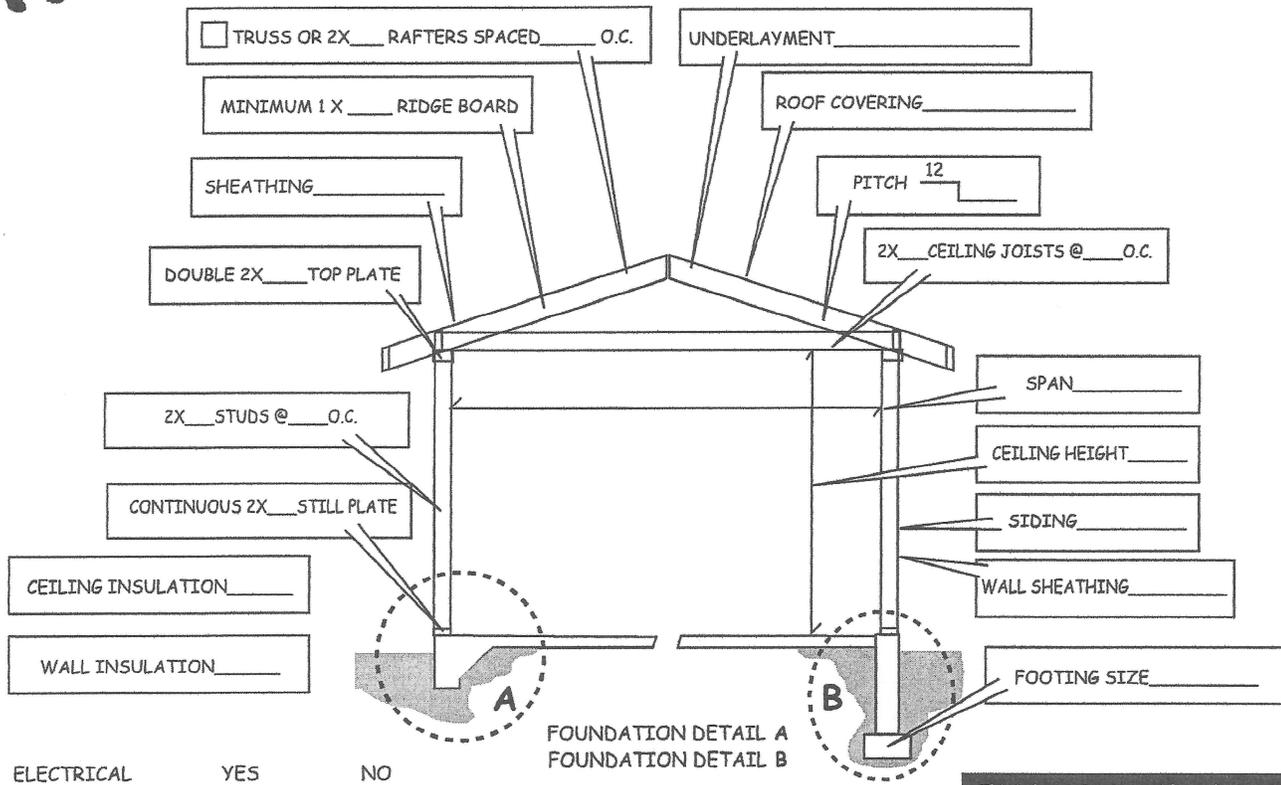
This information is a guide to the most common questions. It is not intended, nor shall it be considered, a complete set of requirements.

NOTE: ANCHOR BOLTS ARE A MAXIMUM OF 6' O.C. 12" WITHIN ANY END OR SPLICE AND MINIMUM TWO PER BOARD



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RESIDENTIAL DETACHED ONE STORY GARAGE WORKSHEET



ELECTRICAL YES NO
 HEATED YES NO
 TYPE OF HEAT _____

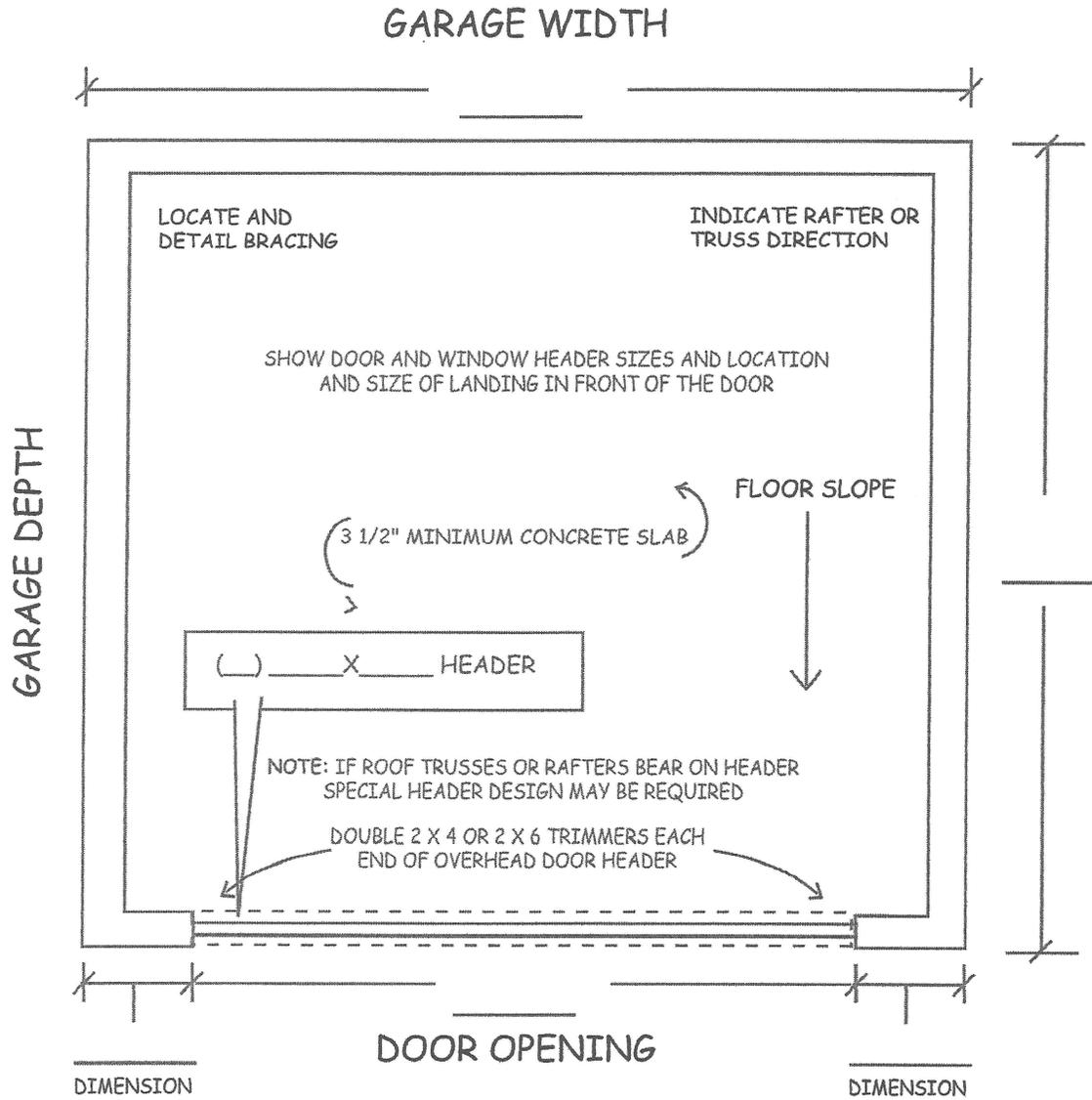
NOTE: FOR ROOFS WITH LESS THAN 4:12, FOLLOW INSTRUCTIONS FOR LOW SLOPE APPLICATION OF ROOFING MATERIALS

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DETACHED GARAGE FLOORPLAN



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