

GARAGES/ACCESSORY BUILDINGS

Information Necessary When Applying For A Building Permit

1. Application for building permit
2. Site plan
3. Cross section

Land Use Restrictions

Setbacks from property lines vary depending upon the zoning district your home is located in. They may also vary dependent on whether the garage/accessory building is attached to the home or detached. Additional zoning provisions may apply, like lot coverage, building height or limitations to number and size of accessory structures on the lot. Contact the City for the requirements in you location. This is an important first step in the planning for any garage/accessory building project.

Building Code Requirements

Footings: Footings must be extended below frost depth for all attached garages. A "floating slab" may be used for the foundation support of detached garages. The perimeter of the slab must be thickened to a minimum vertical dimension of 10 inches at the edge. The bottom of the thickened edge must be at least 12 inches wide and then may be sloped upward to meet the bottom of slab at a 45 degree angle. The minimum slab thickness must be 5 inches. The minimum concrete strength required is 2500 pounds per square inch. In cold weather, protect concrete from freezing until cured.

Anchor Bolts: Foundation plates or sills must be bolted to the foundation with not less than ½ inch diameter steel bolts embedded at least 7 inches into the concrete and spaced not more than 6 feet apart. There must be a minimum of two bolts per piece with one bolt located within 12 inches of each end of each piece.

Sill Plate: All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills which rest on concrete or masonry foundations must be of approved treated wood, foundation cedar or redwood not less than 2 inches in thickness, having a width not less than that of the wall studs.

Wall Framing: Studs must be placed with their wide dimension perpendicular to the wall, and not less than three studs must be installed at each corner of an exterior wall. Minimum stud size is 2 x 4 and spaced not more than 24 inches on center.

Top Plate: Bearing and exterior wall studs need to be capped with double top plates installed to provide overlapping at corners and at intersections with other partitions. End joints in double top plates must be offset at least 48 inches on bearing walls.

Sheathing, Roofing & Siding: Approved wall sheathing, siding, roof sheathing and roof coverings must be installed according to the manufacturers specifications.

Wood & Earth Separation: Wood used in construction located nearer than 6 inches to earth shall be treated wood or wood of a natural resistance to decay. (cedar, redwood)

Wall Opening Protection: Exterior garage walls located within 6 feet of a dwelling or 3 feet to any property line must be protected with materials approved for one hour fire resistive construction.

Required Inspections

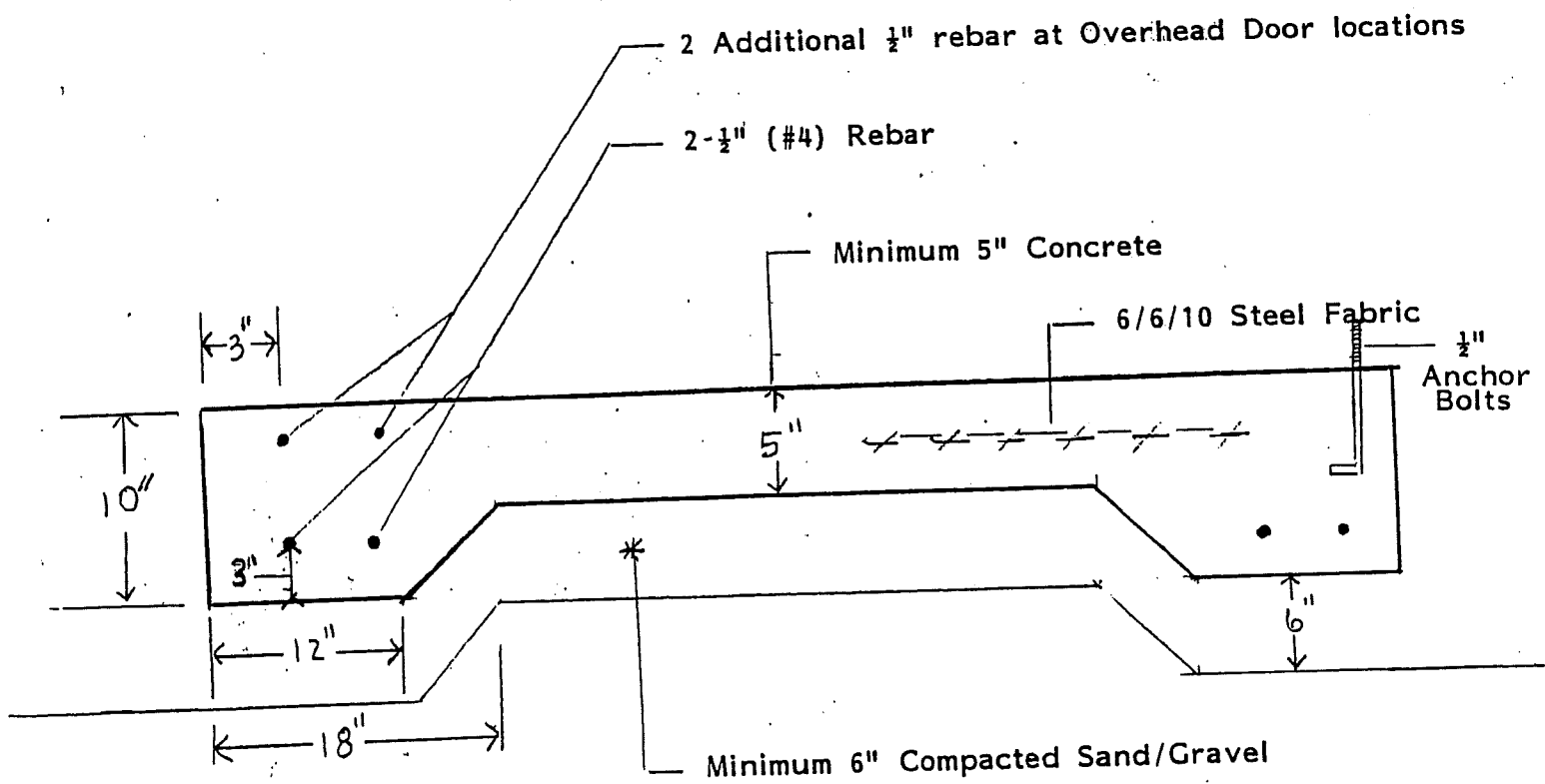
1. Footing/Concrete Slab: To be made after all form work is set up, mesh laid, rods wired in, etc. but PRIOR TO THE POURING OF CONCRETE.
2. Framing: To be made after all framing, blocking, sheathing and bracing are in place
3. Final: To be made upon completion of the garage and finish grading.
4. Other Inspections: In addition to the three inspections above, the inspector may make or require other inspections to ascertain compliance with the provisions of the code or to assist you with your questions or concerns during the constructional process.

**24 HOUR NOTICE IS REQUIRED FOR INSPECTIONS
PLEASE CALL 218-834-5631 TO SCHEDULE INSPECTIONS**

CONCRETE GARAGE FLOOR
MINIMUM STANDARDS
FOR DETACHED GARAGE OVER 400 SQ. FT.

GENERAL NOTES

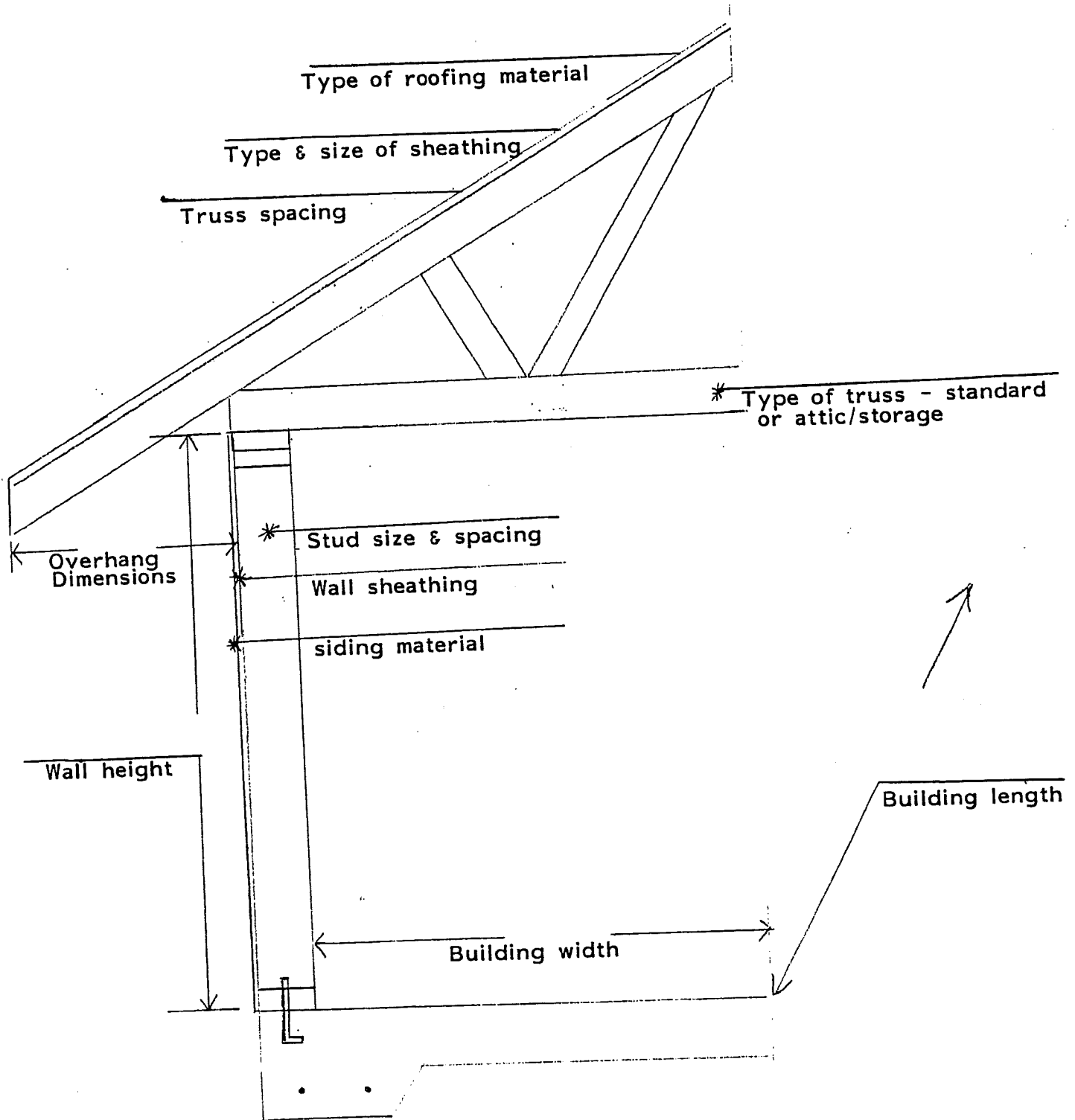
1. Floor drains to daylight if provided.
2. Minimum 6" earth separation to wood framing.
3. Anchor bolts: Minimum 7" embedment, maximum spacing is 6' o.c. and within 12" of ends of sill plates.
4. Minimum 15" splice on rebars.



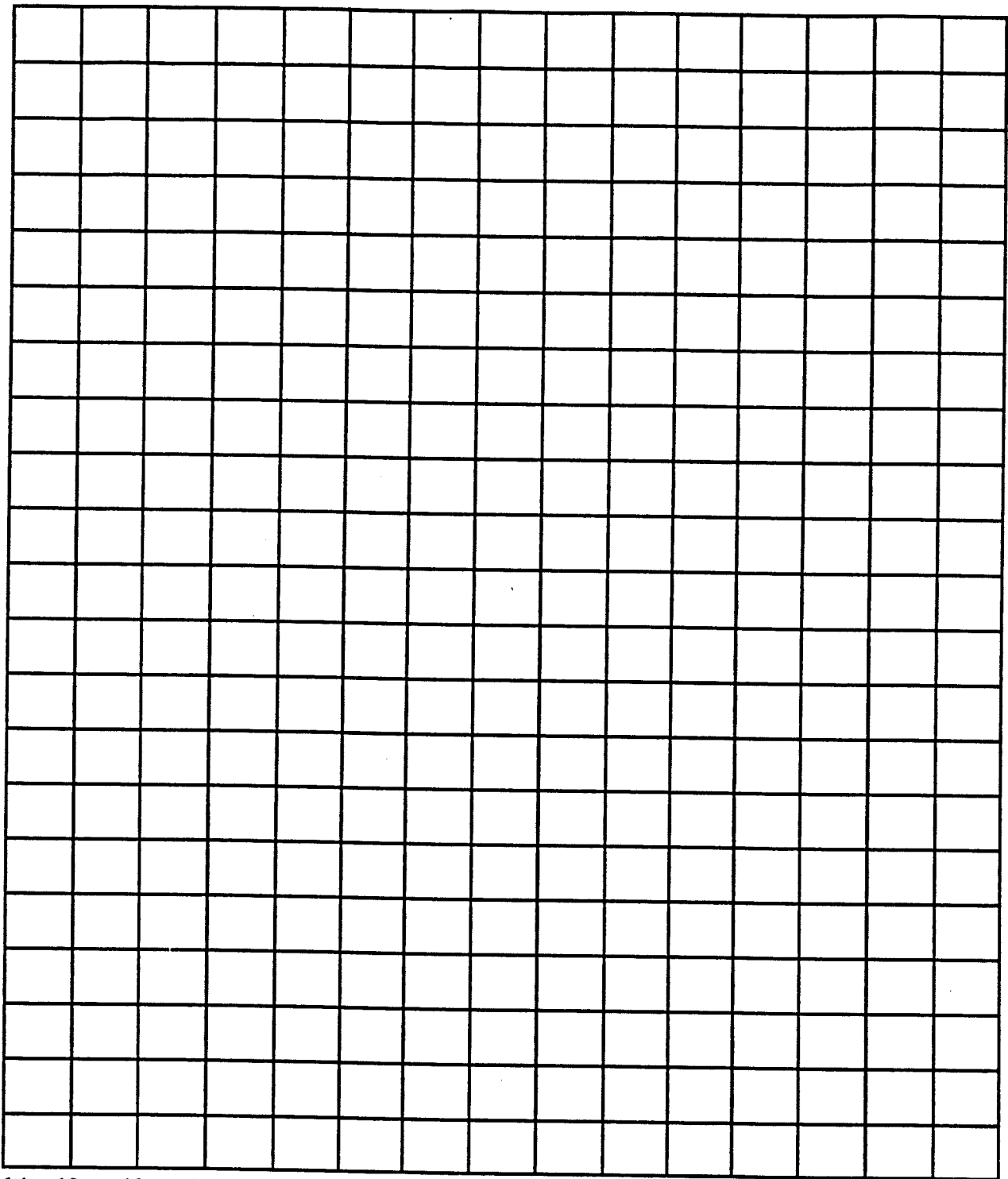
Overhead Door(s) Size - _____

Overhead Door Location - Gable End or Bearing Wall (circle one)

Overhead Door Header Size _____



Floor Drains to Daylight if Provided.



14 13 12 11 10 9 8 7 6 5 4 3 2 1 0

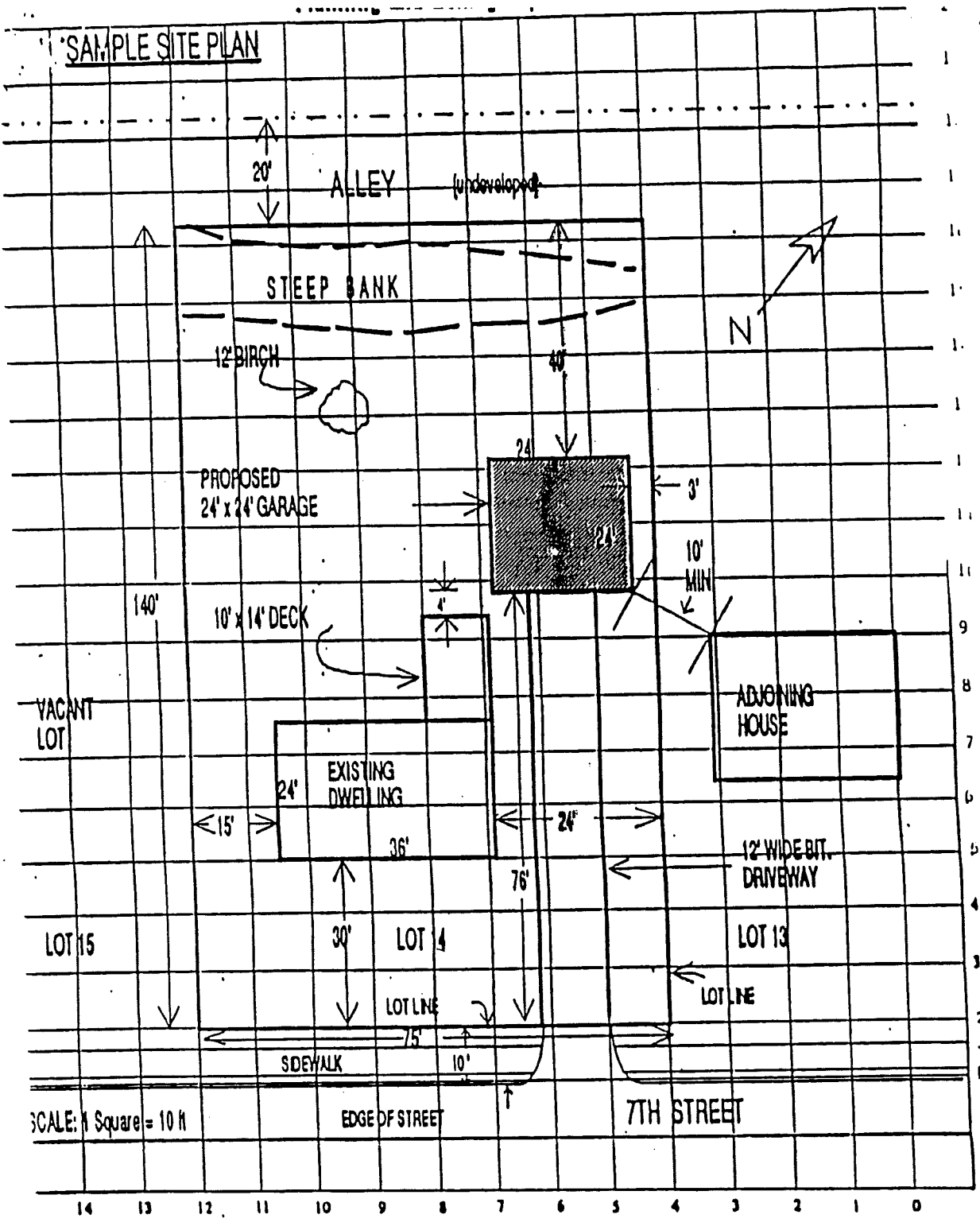
The undersigned hereby certifies that he is the owner of _____
(Insert legal description of property - attach other items as necessary)

and hereby agrees to locate the proposed _____
shown by diagram above, and further certifies that the site plan shown above is a correct set back plan of dwellings and other
structures.

Date _____

Signature _____

SAMPLE SITE PLAN



The undersigned hereby certifies that he is the owner of _____ legal description or address
(insert legal description of property - attach other shown as necessary)

and hereby agrees to locate the proposed _____ type of construction proposed
 shown by diagram above, and further certifies that the site plan shown above is a correct set back plan of dwellings
 and other structures.

Date _____ Signature _____

ORDINANCES, CITY OF TWO HARBORS, MINN.

ORDINANCE NO. 5, SECOND SERIES

AN ORDINANCE AMENDING SECTION 11.71,
SUBDIVISION 10 (A) OF THE CITY OF TWO HARBORS LAND USE REGULATIONS

A. **Accessory Buildings Detached, Residence Districts.** Detached accessory buildings may be located in side and rear yards and shall not be located in front yards. When located within 10 feet of the rear wall of the principal building, compliance with all yard requirements applicable to the principal building in the district is mandatory. Where accessory buildings are located in the rear yard and side yards, greater than 10 feet distance from the rear wall of the principal building, they shall not be located nearer than 5 feet from the side and rear lot lines. A detached accessory building on a corner lot shall not project beyond the front yard setback requirements of the principal building. Detached accessory buildings in Residence Districts shall not occupy more than 25 percent of the lot area and shall meet the following criteria:

1. No commercial activity shall be allowed.
2. No habitable space shall be allowed.
3. The side walls of the accessory building shall not exceed 10 feet in height.
4. The second story floor area shall be limited to a maximum of 1/3 of the first floor area.
5. The highest point of the accessory building shall be equal or less than the highest point of the principal structure.
6. Adequate safeguards and assurances have been provided to the City that no use or activity not otherwise allowed in the district in which the accessory building at any time.
7. The accessory building shall be aesthetically consistent with surrounding adjoining properties. Aesthetic factors shall be considered with a view towards the highest possible use of the area in the vicinity of the proposed structure. This determination shall be made by the Building Official after considering the size, shape, general appearance, structural materials and landscaping of the accessory structure.

ADOPTED, this 10th day of December, A.D., 2001.

Paul E. Baumann
President, City Council

ATTEST: Dee A. Ko...
Administrator

APPROVED, by the Mayor of the City of Two Harbors this 11th day of December, 2001.

John M. Blase
Mayor

