



## PERMITS

Building permits are required for construction of all new garages whether they are to be attached to the home or built as detached structures. The Minnesota Building Code differentiates between attached and detached garages and there are some differences in the requirements. Garages must also meet the land use and setback requirements of the City Zoning Code and these too vary based on the type of garage to be built. Zoning questions should be directed to the Planning and Zoning Department 763-576-2720.

## PERMIT FEES

The building permit fee is based on the project's construction cost and is designed to cover the cost of a plan review and the field inspections that will be done during construction. The plan review is done by the building inspector in order to spot problems or pitfalls that may arise. The inspector will make notes on the plan for your use. Construction inspections will be done during the project to insure code compliance and the materials you use are installed safely. The plan review and inspections are not designed to be a guarantee of the work but are done to provide a reasonable degree of review and observation so the project will be successful, safe, and long-lasting. Permit costs can be obtained by calling the Building Inspection Department with your construction costs. Permit fees can vary by community. City of Anoka Residents should contact the Building Inspection Department at 763-576-2720.

## REQUIRED INSPECTIONS

- a. **Footings/concrete slab inspection** to be made after all form work is set up, mesh laid, rods, wired, etc but **PRIOR TO THE POURING OF CONCRETE.**
- b. **Framing inspection** to be made after all framing, blocking, and bracing are in place, rough electrical (if any) is approved, siding and roof covering materials are installed and prior to closing the construction so as not to make it inaccessible for inspection. (This inspection can be completed at the time of the final inspection if all parts of the framing will be visible and accessible at the final inspection.)
- c. **Final inspection** to be made upon completion of the garage and finish grading.
- d. **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 construction process.

**MINIMUM 24 HOURS NOTICE IS REQUIRED FOR INSPECTIONS PLEASE CALL 763-5762720**

## GENERAL BUILDING CODE REQUIREMENTS

- a. **Footings** must be extended below frost depth for all attached garages. A "floating slab" may be used for the foundation support of detached garages on all soils except peat and muck. If a floating slab is used, sod and root structures must be removed and replaced with 4 inches of sand fill. The perimeter of the slab must be thickened to a minimum vertical dimension of 8 inches at the edge. The bottom of the thickened edge must be at least 4 inches wide and then may be sloped upward to meet the bottom of slab at a 45° angle. The minimum slab thickness must be 3 1/2 inches and 6" x 6" mesh or equivalent is recommended. The minimum concrete strength required is 2000 pounds per square inch. In cold weather, protect concrete from freezing until cured.
- b. **Anchor Bolts:** Foundation plates or sills must be bolted to the foundation with not less than 1/2 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.
- c. **Sill Plate:** All foundation plates on 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, heartwood of redwood, black locust or cedars having a width not less than that of the wall studs.
- d. **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.
- e. **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.

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

g. **Wood and Earth Separation:** Wood used in construction located nearer than 6 inches to earth shall be treated wood.

h. **Roof Framing:** Size and spacing of conventional lumber used for roof framing depends upon the roof pitch, span, the type of material being used, and the loading characteristics being imposed. Attached garages must be designed for the appropriate snow load in your local area. Contact the building inspector at 763-576-2720. Snow load maps are also posted at [www.buildingcodes.admin.state.mn.us](http://www.buildingcodes.admin.state.mn.us).

Rafters need to be framed directly opposite each other at the ridge. A ridge board at least 1 inch (nominal) thick and not less in depth than the cut end of the rafter is required for hand framed roofs. At all valleys and hips, there also needs to be a single valley or hip rafter not less than 2 inches (nominal) thick and not less in depth than the cut of the rafter.

Rafters must be nailed to the adjacent ceiling joist to form a continuous tie between exterior walls when the joists are parallel to the rafters. Where not parallel, rafters must be tied by a minimum 1 inch by 4 inch (nominal) cross tie spaced a minimum four foot on center. If manufactured trusses are to be used, submit one copy of truss plans signed by a registered engineer.

i. **Wall Protection:** Exterior walls located within six feet of a dwelling or three feet to any property line must be protected with materials approved for one hour fire resistive construction.

j. **Separation required:** The garage shall be separated from the residence and its attic area by not less than 1/2 inch (12.7 mm) gypsum board applied on the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 inch (12.7 mm) gypsum board or equivalent.

**CALL TWO WORKING DAYS BEFORE YOU DIG**

**GOPHER STATE ONE CALL**

**651-454-0002**

**1-800-252-1166**