NOTE: This handout was based on the previous State Building Code. It may not reflect current code requirements. April 2003.

GARAGES/SHEDS/OTHER ACCESSORY BUILDINGS

INFORMATION PACKET

- Each residential property can have up to two detached accessory structures. One building is allowed to be up to 864 square feet in size, and the second is allowed to be up to 120 square feet in size.

- All driveways must be hard surfaced (bituminous or concrete) and must have access on an adjacent public street or alley. Hard surfaces must be at least three (3) feet from the property line.

City Of Faribault

208 NW 1st Avenue
Faribault, MN 55021

Alan Ernste
Building Official
Building Codes

Direct: 507.333.0347
Main: 507.334.2222
Fax: 507.333.0399
Email: aernste@ci.faribault.mn.us
www.faribault.org

City Of Faribault

208 NW 1st Avenue
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CITY OF FARIBAULT
DEPARTMENT OF FIRE AND CODE SERVICE
Phone (507)333-0387 Fax (507)333-0399

1. Date: _____
2. Building Address: _____
3. Lot #_____ Block # _____
   Addition: _____ Zoning District: _____
4. Owner's Name: _____
   Address: _____
   Telephone # _____
5. Contractor's Name: _____
   Address: _____
   Telephone # _____ Cell Phone _____
   State License Number: _____

   Architect's Name: _____
   Address: _____
   Telephone # _____ State License #_____
6. Estimated Value (labor + material) of Construction: _____
7. Description of work to be done:_____
   _____
   _____
8. Is there a well or septic system on this Property?_____
   This requires letter of compliance for Septic

Signature:_____

ALL NEW DRIVEWAYS MUST BE HARD SURFACED

For Office Use Only

Permit # _____ Due Date:_____

Permit Types

☐ Building ☐ Septic

Property Types

☐ Commercial (COMM) ☐ Multi-Family (MULT)
☐ Condominium (COND) ☐ Public Facilities (PUBL)
☐ Duplex (DPLX) ☐ Residential (RESI)
☐ Industrial (INDU) ☐ Townhomes (TOWN)
☐ Institutional (INST)

Construction Types

☐ Accessory Building (ABLG) ☐ Garage Detached (GARD)
☐ Addition (ADDI) ☐ Grading (GRAD)
☐ Airplane Hangar (APHG) ☐ Alteration (ALTR)
☐ Install Mound (INSM) ☐ Deck (DECK
☐ Install Trench (INST) ☐ Porch 3 Season (PORC)
☐ New Construction (NEWC) ☐ Demolition (DEMO)
☐ Egress Window (EGRS) ☐ Remodel (REMD)
☐ Fence (FENC) ☐ Replacement (REPL)
☐ Garage Attached (GARA) ☐ Swimming Pool (POOL)
☐ Install Alternate System (INSA)
☐ Cold Storage Building (CLDS)

Valuation$_____ ☐ Surcharge
Occup Group_____ ☐ Permit
Bldg. Const. Type _____ ☐ Plan Check Fees
Design Occupant Load _____ ☐ WAC # of Units___
Plan # _____ Date _____ ☐ Sac# of Units____
☐ Parkland
Building Sprinkled ☐ Yes ☐ No
Number of Stories _____
Number of Units_____
Applicable Edition of Code_____

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CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

NOTE: AS OF SEPTEMBER 1, 2002 A SILT FENCE WILL BE REQUIRED IN THE FOLLOWING AREAS (ALL AREAS ADJOINING PUBLIC STREETS AND BACK TO PROPERTY LINES). THIS SHALL BE INSTALLED PRYOR TO EXCAVATING OR A STOP WORK ORDER WILL BE ISSUED.

All construction site activity in the City of Faribault shall include the necessary precautions to control and mitigate the erosion of soil, sediment, silt, gravel, or other material onto adjacent roadways and properties. The Property Owner and/or Permit Holder for the construction site shall be responsible for complying with the requirements set forth below, including activities by subcontractors, suppliers, or others involved with the construction project. The list represents minimum requirements for all sites – larger projects or projects located on erosion prone or erosion sensitive sites may be subject to additional measures at the direction of the City Engineer or the Building Official.

1. All materials tracked or otherwise deposited on roadways adjacent to a construction site or on roadways being used as haul routes for material being delivered to or being removed from a site shall be cleaned daily, unless more frequent cleaning is required by the City.

2. All material, which is deposited on adjacent roadways as a result of a precipitation event, shall be removed, including the cleaning of storm sewer or overland drainage ditches, within 24 hours following the event.

3. Construction sites will be required to install silt fencing in all areas that adjoin public streets and back to the property line and any property line where soil can run on an adjoining property line that is established. For more severe erosion problems, additional measures shall be taken, such as installing hay bales, constructing berms or sediment traps, or taking other actions, which reduce or eliminate erosion from the site. Should an access onto the site be desired, a rock entrance or other similar entrance will be required. The silt fence shall be dug in or installed so as to protect the adjacent properties and maintained until all lawn or landscaping is installed.

4. Should the Property Owner/Permit Holder fail to clean the material from the roadway as need/directed or fail to install the appropriate erosion control measures, the following steps may be taken:

   a. A Stop Work Order will be issued on the project and shall remain in effect until such time as the necessary cleaning and installation of erosion control measures in complete.

   b. The City will contract for the necessary cleaning and installation of erosion control measures and bill the Property Owner/Permit Holder for said work. A Certificate of Occupancy will not be issued until such time as payment(s) for the work has been made.

   c. Issuance of additional permits to the Permit Holder for other construction projects within the City of Faribault will be withheld until such time as corrective action is completed.

I, _____, the Property Owner/Permit Holder for the construction activity taking
Name
Construction activity taking place at _____ in the City of
Address
Faribault declares that I have read, understood, and will abide by the conditions listed above regarding erosion

Control on this project.

_____
Signed

_____ _____
Date Telephone

NOTE: Information in this handout that is based on the State Building Code may not reflect current code requirements.

Q ***Are building permits required? Are there design standards that I need to follow?***

A Building permits are required for all accessory structures in excess of 120 square feet. For structures that require a permit, materials and colors should closely match that of the principal structure; in no case is corrugated metal an acceptable building material.

Q ***What other considerations should I be aware of related to accessory buildings?***

A

- Whenever an accessory structure is capable of storing a vehicle, provision of a concrete or asphalt driveway connection to the street/alley is required.
- Special setbacks apply whenever an accessory structure is accessed from an adjacent alley.

Q ***Can I get a variance if I can't meet all of the requirements?***

A The City Council is authorized to grant a variance from the regulations when an owner has a legitimate hardship. Please contact the Planning and Zoning Division for more information.

City of Faribault
208 First Avenue NW
Faribault, MN 55021

RESIDENTIAL ACCESSORY STRUCTURES

A General Guide For Property Owners

City of Faribault

Planning and Zoning Division

NOTE: Information in this handout that is based on the State Building Code may not reflect current code requirements.

If you are interested in putting up an accessory structure on your residential property, here are answers to the most commonly asked questions, as well as some helpful hints that explain applicable city regulations.

This guide is intended to be general in nature and does not cover every aspect of applicable regulations in detail. This guide should not be considered as the final or definitive authority on any of the matters it addresses.

If you have questions or would like more specific information, please contact:

City of Faribault
Planning & Zoning Division
208 NW 1st Avenue
Faribault, MN 55021
(507)334-2222

Q ***What is considered an accessory structure?***

A An accessory structure is any subordinate building or use that is located on the same lot as the main building. Garages, sheds, and carports are common examples.

Q ***How many accessory structures are allowed per residential lot? How big can the structures be?***

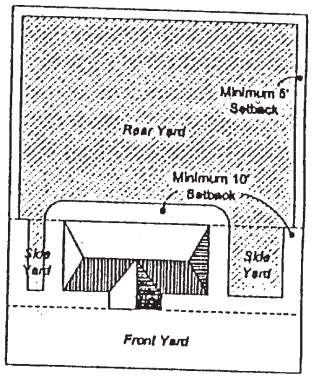
A Each residential property can have up to 2 detached accessory structures, the first up to 864 square feet in floor area and a second up to 120 square feet in area. The maximum height of any such structure is limited to 16 feet in height and side wall height of 9 feet. Additional wall height can be permitted when additional distance from a property line is provided.

Q ***Where am I allowed to place an accessory building on my lot and how far must it be from the property lines?***

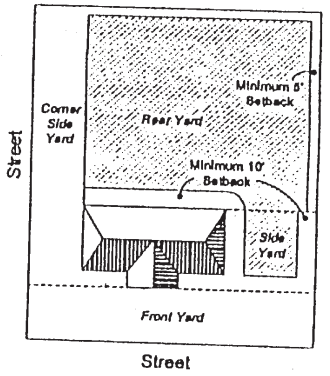
A An accessory structure must be located within a side or rear yard area and maintain the following setbacks:

- *Rear yard location*- At least 5 feet from side and rear property lines and 10 feet from any other structure on the property.
- *Side yard location*- At least 10 feet from the side property line and any other structure on the property.

- The shaded area in the illustration that follows shows possible locations for placement of an accessory structure within an interior (non-corner) lot.



- The shaded area in the illustration that follows shows possible locations for placement of an accessory structure within a corner lot.



If you are interested in putting an accessory structure on your property, here are the answers to commonly asked questions and some helpful hints that explain the accessory structures regulations in the City of Faribault.

This guide is not intended to cover every aspect of city accessory structures regulations, and should not be considered the final or definitive authority on any of the matters it addresses.

This is only a general guide.

If you have questions or would like more information about accessory structures contact:

City of Faribault
Planning Department
City Hall, Second Floor
280 First Avenue Northwest
Faribault, MN 55021
(507) 334-2222

What is considered an accessory structure?

An accessory structure is any subordinate building or use which is located on the same lot as the main building.

How big can my accessory structure be?

You are allowed one accessory structure up to 864 square feet in size. Your accessory structure cannot exceed one story over 16 feet in height, and the wall height cannot exceed 9 feet.

Am I limited to only one accessory structure?

Each residential property can have up to two detached accessory structure. One building is allowed to be up to 864 square feet in size, and the second is allowed to be up to 120 square feet in size.

Is there any way I can have an accessory structure larger than 864 square feet?

You may be allowed to have one accessory structure up to 1008 square feet in size if you are granted a conditional use permit. For information on applying for a conditional use permit, contact City Hall. You may still be allowed to have a second accessory structure up to 120 square feet in size.

Where can I put my accessory structure?

You may locate your accessory structure only in your side or rear yard area.

How close to my property lines can my accessory structure be?

- If you locate your accessory structure in your side yard, you must set it back 30 feet from the front property line, or in line with the principle building, provide a ten(10) foot side yard setback, and a five (5) foot rear yard setback.
- If your side yard is adjacent to the street, your accessory structure must be 25 feet from the side property line that is adjacent to the street.
- If you locate your accessory structure in your rear yard area, you must set your accessory structure back at least sixty (60) feet from the front property line, and five (5) feet from the side and rear property lines. Your accessory structure can not take up more than 30% of your rear yard area.
- Keep in mind that your accessory structure can be no closer than 10 feet to another structure on the same lot.
- If you are building a garage with an entrance that faces a public alley, you must set the garage back at least 20 feet from the alley right-of-way.

Are there design standards I should follow?

Yes. Contact the Building Department at City Hall for more information.

Is there anything I need to know about putting in a driveway?

Yes. All driveways must be hard surfaced and must have access on an adjacent public street or alley. Hard surfaces must be at least three (3) feet from the property line. The curb cut access may be up to thirty-two (32) feet wide provided it corresponds to the width of the garage door opening.

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City of Faribault

INFORMATION NEEDED TO PROCESS A BUILDING PERMIT

BUILDING PLANS

A. **Site Plan** -

A certificate of survey is required when property corner markers are not visible. Plan must show existing and proposed structure; indicate distances to the property lines. For new dwellings only: indicate the difference in elevation between the garage floor and the street.

B. **Footing Plan** -

Show the width and thickness of the concrete, size and placement of reinforcement, location of steps and size of concrete block.

C. **Floor Plan** -

Provide a floor plan for each level; include window schedule providing manufactures brand name and identification number. Show size, spacing and direction of floor and ceiling framing members, beams and columns.

D. **Cross Section** -

Provide a cross section through the structure for each type of construction proposed showing materials and dimensions of each member from footing to the highest point of the roof.

E. **Truss Design** -

Provide manufactures design for all trusses. (Roof and Floor)

F. **Exterior Elevations** -

Provide exterior elevations of all sides of the building showing windows, doors exterior finish and finish grades.

G. **Energy Compliance** -

Provide data showing that the structure complies with the State of Minnesota Energy Code.

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City of Faribault

Required Inspections

The following inspections shall be obtained during the construction of the building. It is the responsibility of the party doing the work to make arrangements with the building department for inspections:

1. Footing Inspection –
   Prior to the placement of any concrete, footings must be formed on both sides and have any required reinforcement secured in place.

2. Framing Inspection –
   To be made after the roof, interior partitions, fire blocking and bracing are in place and all rough plumbing, heating and electrical work has been completed.

3. Electrical Inspection –
   Call Steven Kletschka, State Electrical Inspector at 507-334-3450 between the hours of 7:00-8:30 a.m.

4. Insulation Inspection –
   Insulation and vapor barrier are in place prior to the installation of the wall covering.

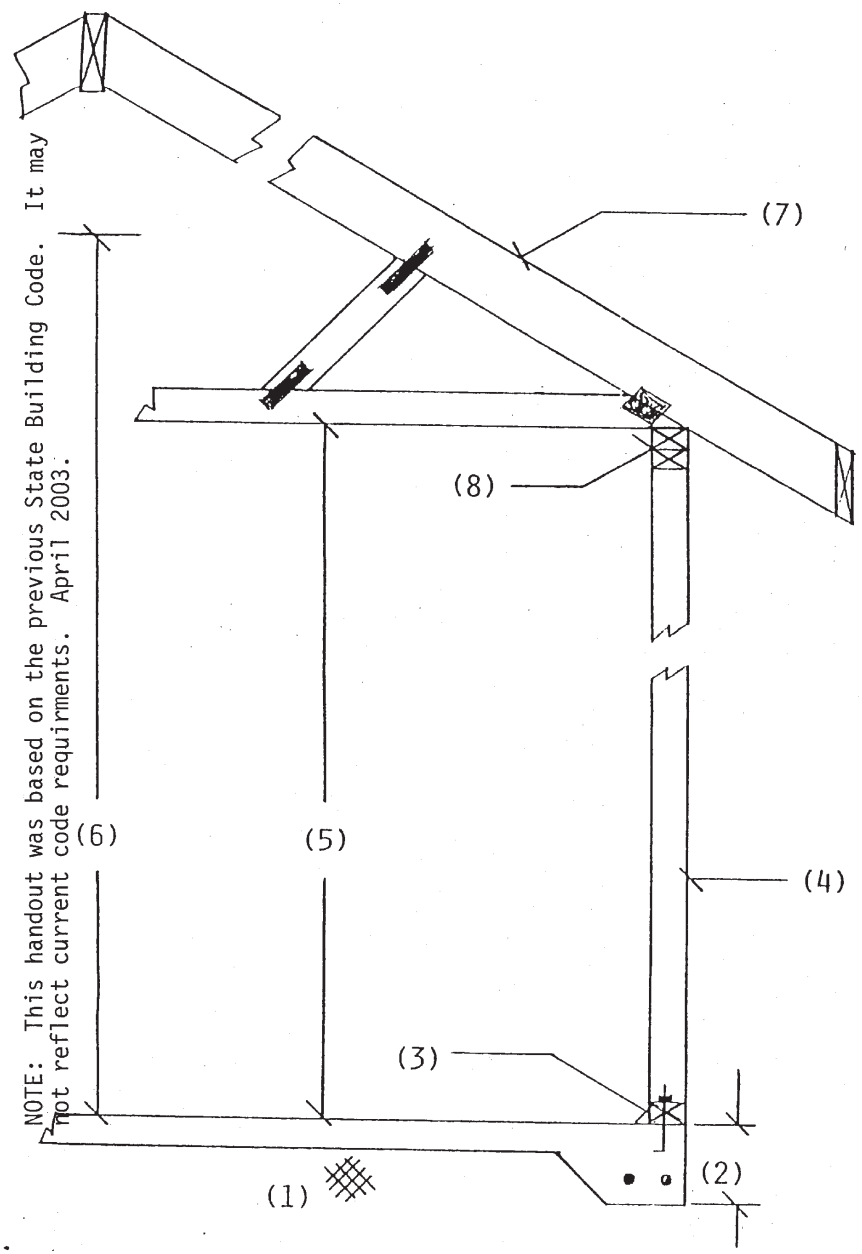
5. Gypsum Board (Sheetrock) Inspection –
   To be made after all material, interior or exterior are in place but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

6. Plumbing Inspection –
   Underground plumbing pipes must be inspected and air tested before covering with dirt or concrete. Above ground vent and waste pipes must be inspected and air tested before wall covering is applied.

7. Mechanical Heating System Inspection –
   Ducts and pipes used to convey the source of heat throughout the structure must be accessible and exposed.

8. Gas Piping Inspection –
   The inspection must be made after gas piping has been installed and before any piping has been covered or concealed. The inspection must include an air pressure test at which time the fuel piping must stand a pressure of not less than 25 pounds for at least 12 hours.

9. Final Inspection -
   The final inspection is to be made after finish grading and the building is completed and ready for occupancy.



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City Of Faribault

1. Remove all sod and organic material.
2. Twelve (12) inch by twelve (12) inch thickened slab, two ½ inch rerod, ½ by 7 inch anchor bolts 6 feet on center and within 12 inches of the ends of bottom plates.
3. Bottom plate to be treated wood or foundation redwood.
4. Stud spacing 24 inches on center maximum. Utility grade studs 16 inches on center maximum.
5. Maximum height of side walls 9 feet.
6. Maximum building height of 16 feet. Measured from the grade at the front of the building to the highest point of the coping of a flat roof or the deck line of a mansared roof or to the average height between the plate and ridge of a gable, hip or gambrel roof.
7. Engineered truss, 30 pound live load design.
8. Splices in top plates a minimum of 4 feet apart.

MINIMUM GARAGE DOOR HEADER SIZE TABLE

Garage Door Width (ft.)	Distance from Ridge to Eave including Overhang 10'-0"	12'-0"	14'-0"	16'-0"	18'-0"
8'	2-2x10	2-2x10	2-2x12	2-2x12 1-91/2 E.L.	3-2-12 2-91/2 E.L.
9'	2-2x10	2-2x12	2-2x12	2-2x12 1-91/2 E.L.	3-2x12 2-91/2 E.L.
10'	2-2x12	2-2x12	3-2x12	3-2x12 2-91/2 E.L. 1-117/8 E.L.	3-2x12 2-91/2 E.L. 1-117/8 E.L.
12'	3-2x12 2-91/2 E.L. 1-117/8 E.L.	3-2x12 2-91/2 E.L. 1-117/8 E.L.	2-91/2 E.L.	2-91/2 E.L.	3-91/2 E.L. 2-117/8 E.L.
16'	3-91/2 E.L. 2-117/8 E.L.	2-117/8 E.L.	2-117/8 E.L.	3-117/8 E.L. 2-14 E.L.	3-117/8 E.L. 2-14 E.L.
18'	X	X	3-117/8 E.L. 2-14 E.L.	3-117/8 E.L. 2-14 E.L.	3-14 E.L. 2-16 E.L.

-Dimension lumber based on Douglas Fir & Larch
-E.L. = Engineered Lumber (L.V.L.)
-Support E.L. with double trimmer (3"bearing)
-Table based on 30lb snow load + 10lb dead load
NOTE: Header sizes in nonload-bearing walls:
10' span: 2-2x8, 12' span: 2-2x8, 14' span: 2-2x10, 16' span: 2-2x12, 18' span: 2-2x12

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MINIMUM GARAGE DOOR HEADER SIZE TABLE

Garage Door Width (ft.)	Distance from Ridge to Eave including Overhang				
	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"
8'	2-2x10	2-2x10	2-2x12	2-2x12 1-91/2 E.L.	3-2-12 2-91/2 E.L.
9'	2-2x10	2-2x12	2-2x12	2-2x12 1-91/2 E.L.	3-2x12 2-91/2 E.L.
10'	2-2x12	2-2x12	3-2x12	3-2x12 2-91/2 E.L. 1-117/8 E.L.	2-2x12 2-91/2 E.L. 1-117/8 E.L.
12'	3-2x12 2-91/2 E.L. 1-117/8 E.L.	3-2x12 2-91/2 E.L. 1-117/8 E.L.	2-91/2 E.L.	2-91/2 E.L.	3-91/2 E.L. 2-117/8 E.L.
16'	3-91/2 E.L. 2-117/8 E.L.	2-117/8 E.L.	2-117/8 E.L.	3-117/8 E.L. 2-14 E.L.	3-117/8 E.L. 2-14 E.L.
18'	X	X	3-117/8 E.L. 2-14 E.L.	3-117/8 E.L. 2-14 E.L.	3-14 E.L. 2-16 E.L.

-Dimension lumber based on **Douglas Fir & Larch**
-E.L. = Engineered Lumber (L.V.L.)
-Support E.L. with double trimmer (3"bearing)
-Table based on 30lb snow load + 10lb dead load

NOTE: Header sizes in nonload-bearing walls:

10' span: 2-2x8, 12' span: 2-2x8, 14' span: 2-2x10, 16' span: 2-2x12, 18' span: 2-2x12

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ALTERNATE BRACED WALL

UBC Sect 2326.11.4

Method for bracing garage corners when wall **is** less than **4** feet in length

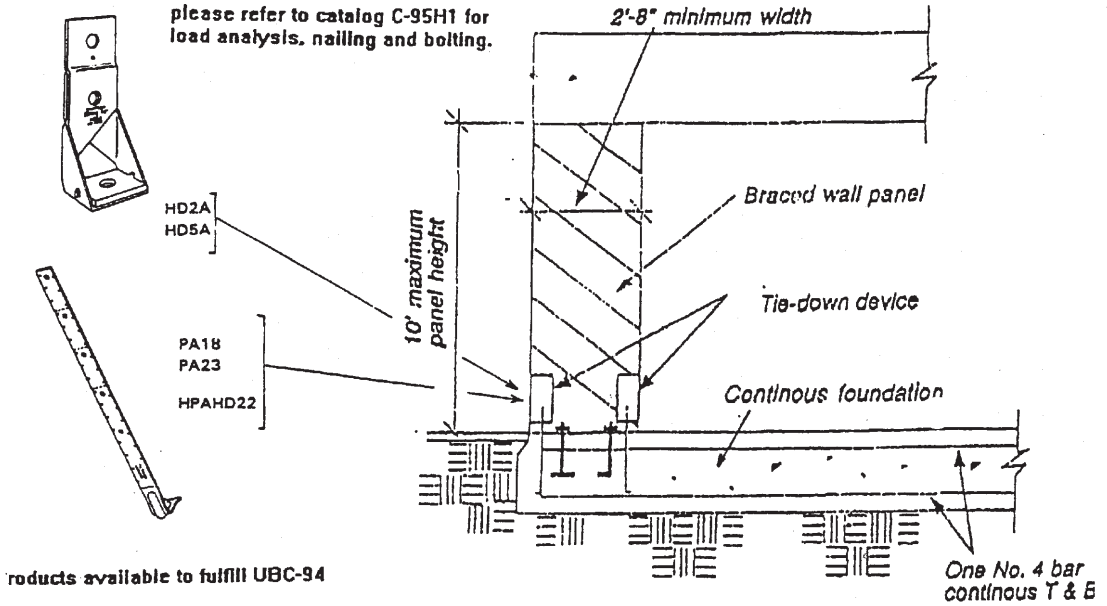
For one-story buildings, the following applies:

1. Each panel must be a minimum 2 feet 8 inches in length with a maximum height 10 feet.
2. **Each** panel sheathed on one face with minimum 3/8 Inch thick plywood with **all edges** blocked.
3. Attach plywood with 8d common or galvanized nails spaced at 6 **inches** on center at edges, 12 Inches at intermediate supports.
4. Each panel must be attached to the foundation with a minimum of 2 anchor bolts 1/2 Inch In diameter, embedded 7 inches into concrete and placed at panel quarter points.
5. Each panel end stud shall have a tie-down device approved for a minimum 180 uplift capacity. The tie-down device (hold down anchor) shall be installed In accordance with the manufacturer's recommendations,
6. Foundation continuous across entire length of braced wall line and reinforced not less than one No. 4 bar top and bottom.

In the first story of a two-story building, each panel shall be constructed **as** for one-story buildings with the following exceptions:

1. Each panel must be sheathed on each fare.
2. Three anchor bolts per panel placed at one-fifth points.
3. Tie-down device uplift capacity shall not be **less** than 3000 lbs.

please refer to catalog C-95HI **for** *2-8' minimum Width* **load analysis. nailing and bolting**.



roducts available to fulfill UBC-94

COMPLETE LOAD PATH AND UPLIFT CONNECTORS

SIMPSON Strong-Tie CONNECTORS