

ACCESSORY STRUCTURES

Detached garages, sheds, car ports, play structures, gazebos

One-story detached accessory structures used as storage sheds, playhouses, or similar uses require a Zoning Permit if the floor area is less than 200 square feet and a Building Permit if the floor area exceeds 200 square feet. Code requirements, including Zoning Code, must still be followed..

Zoning Requirements

Structure shall be:

- limited to one story in height (maximum 10 feet from floor to top plate)
- located completely to the rear of the dwelling
- located a minimum of 10 feet from the dwelling
- located a minimum of 35 feet from any street right-of-way (front yard property line)
- located a minimum of 5 feet from side or rear property line or alley

The footprint of the accessory structure must be less than that of the principal structure, including attached garage.

No one detached accessory structure may be larger than 800 square feet in area. The cumulative total of all accessory spaces, including attached garages, shall not exceed 1,000 square feet.

Garden structures shall be located no closer than 5 feet to any property line and shall be limited to 10 feet in height.

Chicken coops and runs have unique setbacks and requirements. Contact the Planning Division (763-593-8095 or planning@goldenvalleymn.gov) for more information. A City license is required for all keeping of chickens.

THREE INSPECTION MUSTS

1. **Post** the inspection report card on the job site until the final inspection is completed. Make sure it's protected from the weather.
2. **Notify** Inspections when each phase is ready for inspection.

CALL BEFORE YOU DIG



Call at least 2 full business days before you dig.

651-454-0002
800-252-1166

www.gopherstateonecall.org

Building Permit Requirements

Include with your building permit application:

1. Two copies of a certificate of survey or a scaled site plan with the proposed location of the accessory structure.
2. Two copies of drawings showing proposed design and materials. Drawings shall be to scale and include the following information:
 - elevation showing what structure will look like
 - floor plan showing:
 - proposed building size
 - design of floor slab
 - size and location of any posts, headers, and footings
 - size and spacing of roof supports
 - wall section showing:
 - slab information (thickness, rebars, etc)
 - wall construction (size and spacing of studs, treated sill plate, sill plate anchor, sheathing and siding material, etc)
 - roof structure information (rafter or truss sizes and spacing, roof sheathing, roof slope, roof cover materials, and ice protection membrane (if structure is heated or attached to dwelling)

3. **Schedule** all inspections at least 24-48 hours in advance (please have your permit number available). You can reach the Inspections Department between 8 am and 4:30 pm at 763-593-8090.

ACCESSORY STRUCTURES (CONTINUED)



Building Code Requirements

- Frost footings or a floating slab is permissible.
- Wood exposed to ground, weather, located on concrete, or within six inches of grade shall be a naturally durable wood (redwood, cedars, and black locust) or a wood that is preservative-treated.
- Curb cuts and driveways in the City right-of-way require an additional permit from the Engineering Department.
- Each header shall have a length of bearing of not less than 1-1/2 inches for full width of header. Additional bearing may be required for longer spans or if using engineered wood products.
- Garage floor surfaces may be concrete, asphalt, sand, gravel, crushed rock, or natural earth (this requirement also applies to sheds).
- All exterior footings shall be placed at least 12 inches below the undisturbed ground surface. Slabs-on-ground with turned down footings shall have a minimum of one No. 4 bar at the top and bottom of the footing. (Exception: For slabs on the ground cast monolithically with a footing, one No. 5 bar or two No. 4 bars shall be located in the middle third of the footing depth.)
- Foundation sill plates shall be a naturally durable wood (redwood, cedars, and black locust) or a wood that is pressure-treated. Anchor bolts shall be a maximum of 6 feet on center, with a minimum of two bolts per plate section, located not more than 12 inches from plate ends and splices. The bolts shall be at least 1/2-inch diameter and shall extend a minimum of 7 inches into masonry or concrete.
- Corner bracing options:
 - 1x4 braces into stud walls at an angle of 60 degrees
 - approved metal strap device installed per manufacturer's instructions
 - wood boards applied diagonally to studs (5/8"

minimum thickness)

- minimum 5/8" plywood sheathing for 16" o.c. stud spacing; 3/18" for 24" o.c. stud spacing
- 1/2"- or 25/32"-thick 4' x 8' fiberboard sheathing applied vertically
- minimum 1/2" gypsum sheathing
- particle board sheathing panels installed in accordance with Table R602.3(4)
- Portland cement plaster on 16" o.c. studs
- hardboard panel siding installed in accordance with Table R703.4
- Siding must be secured with corrosion resistant nails.
- Roof must be designed to handle snow load and dead load of 50 lbs per square foot.
- Signed manufactured roof truss package shall be at the site at the time of framing inspection.

Required Inspections

- **Footings/Slab:** After forms and reinforcing are in place but before pouring concrete. Locate survey stakes to allow inspector to verify setbacks.
- **Framing:** After all wall and roof framing and any bracing is in place, sheathing applied, and electrical rough-in inspection is completed
- **Ice Protection Membrane (for detached heated structures or attached unheated structures):** Before installation of roof covering
- **Final:** Upon completion of the building and after final electrical inspection



This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593 3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.

