

GARAGE PERMIT REQUIREMENTS

The following information must be submitted to the building department before a permit can be processed and approved.

A more detailed description of items 1-4 is listed below.

1. Building Permit Application form.

2. Survey or Site Plan [two copies].

3. Building Plans [two copies].

4. Miscellaneous as required.

After a preliminary review additional information may be required. Allow **seven** working days for processing.

1. Building Permit Application: Complete a building permit application online.

2. Survey or Site Plan: Provide an updated plan of the property showing all property lines, road right of ways, easements, existing buildings [with dimensions] and project address or PIN number. Diagram the proposed building location, dimensions and proposed setbacks from property lines. A registered survey may be required when deemed necessary.

3. Building Plans:

A. Elevation Drawings [exterior views] of front, rear and sides of finished building. Indicate the height from finished grade to the top of the sidewalls and peak.

B. Section drawing [side, cutaway drawing] showing the details of the footings, foundation, beam sizes, wall and roof construction.

C. Floor Plans of the garage floor showing the length and width of the garage, interior walls, plumbing and heating equipment, use of garage [car storage etc.], window/door locations and header sizes.

4. Miscellaneous:

Zoning: A zoning permit application is required if a variance, conditional use permit or special evaluation is required. If the garage is for a use other than accessory storage to a dwelling contact the Building Official for additional requirements.

Permit Fees: Building and zoning fees will be determined after the application and required plans have been approved. Fees must be paid in full before a permit can be issued or work can begin.

General Information

Inspections Required:

1. Footing inspection [before concrete is poured].
2. Framing
3. Electrical wiring rough-in and final by state electrical inspector
4. Insulation.
3. Final

For all inspections call 507-895-4409 **24** hours in advance.

Footings: Detached garages may be placed on an approved floating slab.

Firewall: Attached garages require a fire separation on the garage side of the common wall. The separation is required from the floor to the roof sheathing and common soffits. The separation material is typically one layer of 5/8" type X sheetrock [or equivalent], with joints in contact or sealed. If the firewall terminates at the ceiling with the ceiling sheet rocked the walls supporting the ceiling must be sheet rocked. The doors or openings in the wall must be 1 3/8" solid wood or have a 20-minute fire label.

Driveway Permits: Driveway permits may be required for access to city streets if the curb is to be cut for access. For specific requirements contact the Building/Zoning Department at (507)-895-4409.

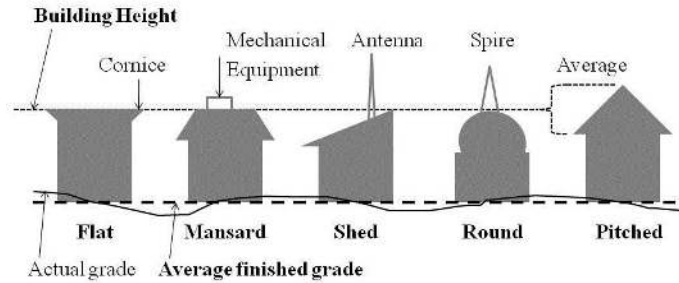
Electrical Wiring must be inspected and approved by a State Electrical Inspector. To obtain a permit call Dave Holmand, to request an inspection call 507-346-7164 between 7am and 8:30 am, Monday through Friday.

Excavations: Before excavating call Gopher State One 48 hours in advance at 651-454-0002, Greater Minnesota call 1-800-252-1166 to verify the location of underground utilities, etc.

If you have any questions, please contact the Building Department Monday - Friday, 8 AM to 5:00 PM at: 507-895-4409, or write to, Shawn Wetterlin-Building Official, 315 Main Street, City of La Crescent, Minnesota, 55947.

ACCESSORY STRUCTURES-GARAGES

Subd. 63. HEIGHT OF BUILDING. The vertical distance measured from the average grade of a building line to the cornice of a flat roof; to the deck line of a mansard roof; to a point on the roof directly above the highest wall of a shed roof; to the mean distance of the highest gable on a pitched or hip roof.



or

Subd. 5. ACCESSORY STRUCTURE OR BUILDING

- A. A building permit is required for any accessory structure or building over 120 square feet.
- B. No permit shall be issued for an accessory building, on any lot, that does not have an existing principal building.
- C. In commercial and industrial districts all accessory building setbacks shall equal the principal building setback requirements.
- D. In residential districts the total sum of the area of all accessory buildings shall not exceed 925 square feet in total area.
- E. Accessory buildings over 120 square feet shall consist of materials and colors similar to the principle building. Corrugated metal (pole barn style) is not an acceptable material.
- F. Accessory buildings in residential districts shall not exceed 15 feet in height for properties with a single story principal building, nor shall an accessory building exceed two thirds (2/3) the height of the principal structure to a maximum of 24 feet, if the principal structure is more than one story high.
- G. Accessory buildings in residential districts shall not encompass more than 15% of the lot area. Such buildings shall be limited to a total of not more than two (2) accessory buildings.
- H. Accessory Residential Building Setback Requirements:
 1. Side Yard Setbacks. A detached accessory building may be located no closer than five (5) feet of the side lot line.
 2. Front Yard Setbacks All accessory buildings shall meet the same front yard setback requirements as the principal building, except for lakeshore and through lots. For detached garages on a lakeshore or through lots, a minimum twenty (20) foot front yard setback is required.
 3. Rear Setbacks. A detached accessory building may be located no closer than five (5) feet of the rear lot line when not more than fifteen (15) feet in height. Structures more than fifteen (15) feet in height require an additional one (1) foot of setback added to the three (3) foot requirement setback for each three (3) feet of additional building height up to a maximum structure height of twenty-four (24) feet. No accessory building shall be located closer than 6 feet from the principal structure.