

Required Inspections

CONCRETE SLAB

To be made after all form work is set up and the reinforcing steel is in place and prior to pouring the concrete.

SHEATHING/FRAMING:

To be made after all wall and roof sheathing is in place, all roof bracing is in place and after rough electrical (if any) has been approved.

FINAL

To be made upon completion of the building and grading.

A building permit card will be issued along with your building permit. The permit card will identify the address of the project, the nature of the project and also indicate specific inspection requirements. Please post this card in a visible location.

General Notes

The maximum size for a detached garage within the City is 1,000 square feet.

The maximum height for a detached garage within the City is 15-feet to the midpoint of a pitched roof.

A detached garage must maintain 5-feet from side property lines.

A detached garage must maintain 5-feet from a rear property line.

A detached garage must maintain 10-feet from any other building on the site.

Detached garages must maintain 30-feet from the front property line.

Additional Requirements...

Please check with Mike Weber, the City Planner, at (320)763-6678 or email at mweber@rea-alp.com for site specific requirements.

The requirements listed in this brochure are intended to offer general guidance. Please contact the Building and Planning Departments for detailed and site-specific requirements.

REQUIREMENTS

DETACHED GARAGES



Building Department

704 Broadway
Alexandria, MN 56308
(320) 763-6678

Required Information

A signed, completed Building Permit application form.

- *Two copies of a site plan, drawn to scale and showing the following:*

The size of the proposed garage.

The distance from all property lines.

The distance from all existing buildings.

The location of the driveway (existing and proposed).

The distance from road and/or alley.

How drainage will be impacted by construction =. (ie. How will the water flow away from/ around the garage?).

- *A floor plan indicating:*

The size of the garage.

The type, size, spacing and direction of roof framing.

The location and size of window, door and overhead door openings.

The size of all window/door headers.

- *A cross-section plan indicating:*

- Footing/slab detail
- Wall construction materials
- Roof construction materials
- Roof slope
- Insulation detail (if insulated)

Building Code Requirements

FOUNDATION: A “floating slab” may be utilized for the foundation support of detached garages.

ANCHOR BOLTS: Foundation plates or sills shall be bolted to the slab or foundation wall with not less than 1/2-inch nominal diameter steel bolts embedded at least seven inches into the concrete and spaced not more than six feet apart. There shall be a minimum of two bolts per piece, with one bolt located within 12-inches of each end of each piece. Straps may be used as an alternative to anchor bolts, providing they are installed in accord with the manufacturer’s specifications for spacing.

SILL PLATES: All foundation plates, sills and sleepers, on a concrete or masonry slab, which are in direct contact with earth, and sills which rest on concrete or masonry foundations shall be of approved treated wood, cedar or redwood. They shall be not less than 2-inches (nominal) thickness, having a width not less than the wall studs.

WALL FRAMING: Studs shall be placed with their wide dimension perpendicular to the wall, be not less than 2 x 4 and shall be spaced not more than 24-inches on center. Maximum 2 x 4 stud wall height is limited to 10 feet.

TOP PLATE: Exterior wall studs shall be capped with double top plates installed to provide overlapping at corners and at intersections with other partitions. End joints in double top plates shall be offset at least 24-inches.

WALL SHEATHING AND SIDING: Approved wall sheathing and siding material shall be installed according to the manufacturer’s recommendation.

Additional Code Requirements

ROOF FRAMING: Size and spacing of conventional lumber used for roof framing depends upon the roof pitch, span, type of material being used; and the loading characteristics being imposed.

ROOF TRUSSES: If manufactured trusses are to be used, they shall be “stamped” with the designed live load and dead load upon each truss.
NOTE: The snow load requirement for Alexandria is 35# live load.

ROOF SHEATHING AND COVERING: Approved roof sheathing and coverings shall be installed according to the manufacturer’s specifications. Ice dam protection is required at the eave edges to a point 24-inches inside of the exterior wall.

NOTE: The building code requirements shown here only outline general code requirements relative to garage construction. For specific code requirements, please contact the City Building Department at 763-6678.