

SHEDS & ACCESSORY STRUCTURES OVER 200 SF

- This handout is intended only as a guide. It shall not be considered a complete set of requirements.
- Materials and installation must comply with the current Minnesota State Building Code and the manufacturers' installation specifications for each product.
- **There are separate handouts for DETACHED GARAGES, and POST-FRAME BUILDINGS (POLE SHEDS). If you are building a detached garage or pole shed, use the guidelines in the appropriate handout.**
- An accessory structure which meets **ALL** of the following criteria does not require a building permit:
 - ❖ One-story
 - ❖ Detached / freestanding
 - ❖ Does not exceed 200 square feet of floor area
 - ❖ Used only for tools and storage, playhouses and other similar uses (non-habitable)
- **An accessory structure that does not meet ALL of the above criteria requires a building permit.**
- **Some municipalities require a zoning permit regardless of whether a building permit is required. Check with your municipality to determine zoning requirements (setbacks, location, height, etc.). A final zoning inspection to verify setbacks may be required.**

BUILDING Permit Submittal (if required) shall include:

- Permit Application**, completed in its entirety, including signature and valuation.
- SUPPLEMENTAL WORKSHEET FOR SHEDS OVER 200 SF** (see pg 3).
- One set of plans** (drawn to scale) showing the proposed design, and including:
 - Elevation view of all sides of the proposed structure
 - Floor plan showing:
 - ✓ Proposed building size
 - ✓ Design of floor structure
 - ✓ Size and location of any posts, headers, and footings
 - ✓ Size and spacing of roof supports, and roof support type (wood rafter size, sheathing thickness, etc.)
 - ✓ Method of attachment to foundation or ground
 - Wall section showing:
 - ✓ Floor information (thickness, rebar, etc.) Note: the floor does not have to be concrete.
 - ✓ 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)).
 - Additional information may be required by the plan reviewer.
- A site plan** (or **Certificate of Survey** if required by municipality) drawn to scale and dimensioned, identifying proposed shed dimensions with measurements from the adjacent lot lines; as well as all lot lines, setbacks, easements, adjacent street names, and all structures on the property. **Check with your municipality to determine setback requirements for the property.**

PERMIT CARD AND APPROVED PLANS (throughout the project) shall be:

POSTED prior to start of work - **VISIBLE** from street or driveway - **ACCESSIBLE** to the inspector.

INSPECTION REQUIREMENTS:

Inspections **MUST** be scheduled during office hours **AT LEAST** one business day prior to inspection. If a specific date and time is required, additional notice may be needed. Failure to cancel a scheduled inspection may result in a reinspection fee.

- **Office Hours:** Monday - Friday • 8:00 a.m. - 4:30 p.m.
- **Phone:** (952) 442-7520 or (888) 446-1801

Inspections: (Refer to your permit card regarding project-specific inspections)

- **Footings/slab:** After forms and reinforcing are in place, but **PRIOR TO POURING CONCRETE.** Locate survey stakes to allow inspector to verify setbacks.
- **Framing/Wall Bracing:** After all wall and roof framing and any bracing is in place and sheathing is applied; but prior to the application of any insulation, or interior or exterior wall coverings. Rough-in electrical, plumbing and mechanical work (if any – separate permits required) must be inspected and approved prior to the framing inspection. The manufacturer's roof truss package must be on site at the time of the framing inspection.
- **Final:** After the building has been completed, and any electrical, plumbing, and mechanical work has been inspected and approved.

NOTICE: Construction or work for which a permit is required shall be subject to inspection by the Building Official, and such **construction or work shall remain accessible and exposed for inspection purposes until approved.** It is the responsibility of the permit applicant to be in attendance on site and provide access to the Building Official for all required inspections. If work is concealed and/or work is not complete at time of inspection, an additional inspection is required and a **reinspection fee may apply.**

Note: The State of Minnesota requires all residential building contractors, remodelers, roofers, plumbers, and electricians to obtain a state license, unless they qualify for a specific exemption. Any person claiming an exemption must provide a copy of a Certificate of Exemption from the Department of Labor & Industry to the Municipality before a permit will be issued.

Note: To determine contractor requirements, or to check the licensing status of a contractor, please call the Minnesota Department of Labor & Industry at 651-284-5065 or toll free 1-800-342-5354.

Note: For specific code requirements, contact the Building Inspection Department at 952-442-7520 or 888-446-1801 or e-mail: info@mnspect.com.

PROJECT CHECKLIST:

The following is a guideline to assist in compliance with the requirements of the MN State Building Code.

- BEFORE YOU DIG, contact Gopher State One Call to locate buried utilities: (651) 454-0002 or (800) 252-1166. www.gopherstateonecall.org.
- Check with your local municipality to determine if a Certificate of Survey or a new or updated Registered Land Survey is required.
- Contact your Homeowner's Association or your municipality to identify if restrictive covenants are recorded against your property, which may be more restrictive than the municipality's regulations.
- All exterior footings shall be placed at least 12" below the undisturbed ground surface. Frost footings or a floating slab is permissible in certain circumstances (per MRC R403.1.4.1 and MN Rules 1303.0160).
- For sheds which are not placed on concrete slabs, treated skids shall be placed around the perimeters of the building or in locations that provide adequate bearing for the floor framing. The structure shall be anchored into the ground by an acceptable anchoring system to resist uplift and overturning forces.
- If a shed has a wood framed floor system, it shall be of preservative treated material or rot/decay resistant. This includes the floor sheathing unless there is a minimum 18" of separation from sheathing and joists to ground.
- All reinforcing steel shall have 3" of concrete cover provided.
- Floor surfaces may be concrete, asphalt, sand, gravel, crushed rock, or natural earth.
- There shall be a minimum 6" clearance between ground and non-treated wood.
- Wood exposed to ground, exposed to weather, located on concrete, or within 6" of grade, shall be a naturally durable wood (redwood, cedars, etc.) or approved treated lumber.
- Foundation sill plates shall be a naturally durable wood (redwood, cedars, and black locust) or approved treated lumber.
- Anchor bolts shall be a maximum of 6' on center, with a minimum of two bolts per plate section, located a minimum of 4" and a maximum of 12" from plate ends and splices. The bolts shall be at least ½" diameter and shall be embedded a minimum of 7" into masonry or concrete and placed within 8" of vertical reinforcement if used. (If curb blocks are used, they must be a minimum of 6" wide to ensure required concrete cover on anchor bolts.)
- Approved corrosion-resistant fasteners must be used on treated lumber.
- Each header shall have a length of bearing not less than 1½" for full width header. Additional bearing may be required for longer spans or if using engineered wood products.
- Wall bracing must comply with MRC R602.10.
- Roof must be designed to handle snow load of 35 lbs per sf.
- All doors, including overhead doors, must be rated for 115 mph ultimate wind speed (90 mph nominal).
- A water resistive barrier compliant with MRC R703.2 is required.
- Siding must be secured per MRC Table R703.3(1).
- Exterior walls of detached garages within 5' of the property line shall be protected with a minimum fire resistance rating of one hour with exposure from both sides.
- Caulk and flash all exterior openings.

SUPPLEMENTAL WORKSHEET FOR SHEDS OVER 200 SF

(This sheet MUST be included with your permit submittal)

1. Size and spacing of footings: _____
2. Size and spacing of studs: _____
3. Type of lumber: _____
4. Size of beams: _____
5. Size and spacing of rafters: _____
6. Size of structure: _____
7. Distance from property lines:

Side 1: _____

Side 2: _____

Rear: _____

Other: _____

8. Distance from house:

Side 1: _____

Side 2: _____

Rear: _____

Other: _____

9. Total height: _____