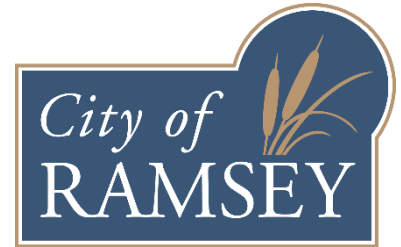


GARAGE/ACCESSORY BUILDING

7550 Sunwood Drive NW
 Ramsey, Minnesota 55303
 City Hall: 763-427-1410
 Building and Inspections: 763-433-9850
 Fax: 763-433-9848
www.cityoframsey.com/permits
permits@cityoframsey.com



This pamphlet is a compilation of some of the standard requirements based on the State Building Code and City Zoning Code for projects of this type. This information packet does not contain all of the specific codes for construction and should only be used as a guide. The permittee is responsible to meet all code requirements applicable to each project.

Building Permit Requirements (Greater than 200 square feet)

- A. Permit application must be completed with description of building size, height of sidewalls, height of roof, exterior finish material for walls and roof, plus note finish material of home.
- B. Construction plans for the building.
- C. Survey or scaled drawing must be submitted by owner or applicant. (See attached site plan example.) Existing dwellings may have a copy of a survey on file with the city and proposed buildings could simply be added to the survey, if drawn to scale.
- D. Allow up to 10 working days for permit approval.

Setback Requirements

All accessory structures are subject to the specific development agreement for the area and/or City Code for setbacks from property lines. Additionally, all buildings must be at least 4 feet from a swimming pool, 10 feet from any septic tank, 20 feet from a drain field, and 3 feet from a well.

On lots less than 2 acres in size, the accessory building shall be located in the side or rear yard and shall not be located nearer the front property line than the principal building on that lot, unless a variance is obtained. This provision shall not apply to attached garages that maintain compliance with the applicable front yard setback requirements.

Building Size and Height

No attached garage may exceed the height of the dwelling.

The maximum height and square footage of accessory buildings is determined by parcel size. The maximum, "mean", or average height of the building is 16 feet on parcels less than 2 acres and 22 feet on parcels 2 acres or larger. (Mean Height is measured from the adjoining mean grade to the midpoint between the peak and eave.)

On parcels less than 2 acres, sidewall height cannot exceed 14 feet.

Lot Coverage

City Code requires that no more than 35 percent of a property be covered with buildings.

Prohibited Locations

No garage or accessory building may be located in **any** easement of record. Homeowners should check and be aware of any easement, wetland area or flood plain which can prohibit building activity in those areas.

Before Excavating

Call Gopher State One Call prior to any digging to verify utility locations. Call 651-454-0002 48 hours in advance of digging.

	MUSA	R-1, Rural Developing
Front	30 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater
Rear	5 Feet	5 Feet
Side	6 Feet	10 Feet
Side Corner	30 Feet	40 Feet

Exterior Building Treatment Requirements

- A. The exterior finish of the attached garage shall match that of the principal structure.
- B. Detached accessory structures, in most cases, must be constructed with exterior materials similar to that of the principal structure. For specific requirements, contact city staff.
- C. Permitted exterior finishes and other architectural standards are also specified by lot size.

General Design Standards

- A. All accessory structure roofs must be designed for a minimum 35lb per square foot live load and a 10lb per square foot dead load.
- B. Additions to any existing structure which currently has frost footings must be also be designed with frost footings.
- C. All frost footings must be 42" deep minimum.
- D. All wood in direct contact with concrete or masonry must be pressure treated of equal decay resistance.
- E. Garage slabs should be designed to be 4 inches thick throughout minimum, with reinforcement. (See attached detail drawing for slab-on-grade detached structures.)
- F. All wall sheathing joints must be on studs, plates, or solid 2x blocking and fastened per code. Fiberboard sheathing must be installed with the long direction vertically.
- G. For heated, accessory buildings; a manufactured ice dam material must be installed 24 inches inside the exterior wall line and be provided with attic ventilation per code.
- H. Enclosed attic spaces over 30 inches in height shall be provided with an access opening 22" x 30".

Construction and Finish

Accessory buildings may be constructed of any material accepted by the Minnesota State Building Code, which is approved to the application and location.

Exterior materials and finish must match or complement the exterior finish of the principal structure in material, color and texture. (See tables for size limitations for more information.)

Fire Protection

Attached garages shall be separated from living areas with a minimum of ½" gypsum board on the garage side. This shall extend from the floor to roof sheathing and into soffit areas.

Access from a dwelling to the garage shall consist of a solid wood door of 1-3/8" thick, solid, or honeycomb steel door of the same thickness or a labeled 20-minute fire door. No doorway shall open directly from a garage to a sleeping room.

Garage Door Openers

Automatic garage openers that are installed, serviced, or repaired must incorporate an edge sensor, safety beam or similar device in compliance with Minnesota Statutes, sections 325F.82 and 325F.83

Framing Requirements

The trusses may be of engineered design by an approved manufacturer or hand framed rafters in accordance with Chapter 8 of MSRC.

Attic Ventilation

For enclosed garages, attics must be provided with ventilation equivalent to 1/300th of the attic area, equally distributed between soffit vents and high roof or ridge vents.

Flashing

Required over all exterior exposed openings.

Valley Flashing

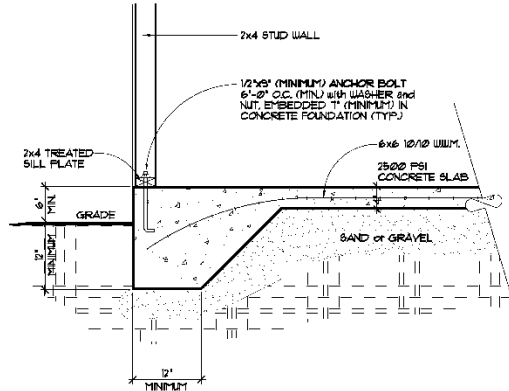
Minimum 26 gauge galvanized extending at least 12 inches from center line each way. Provide an underlay of not less than 15 pound felt extending 18 inches each way from center line.

Roof Starter Strip

A manufactured ice dam protection membrane may be required to be installed to a point no less than 24 inches inside the exterior wall line. This product must be installed per the manufacturer's instructions. Start the product at the outer edge of the fascia boards.

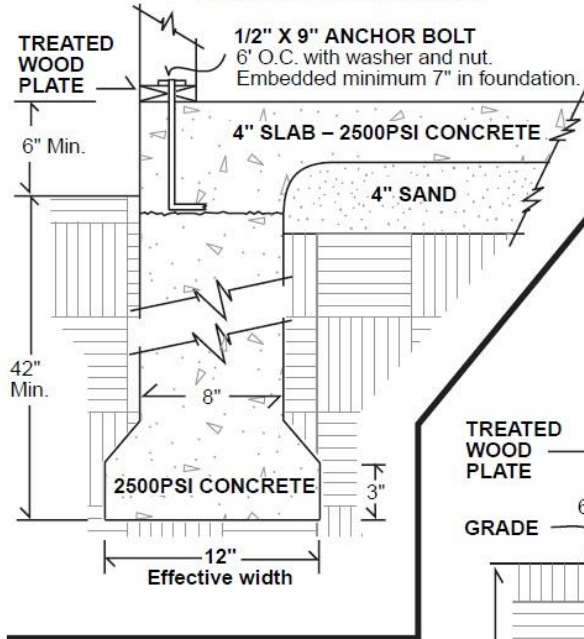


SLAB-ON-GRADE for DETACHED GARAGE



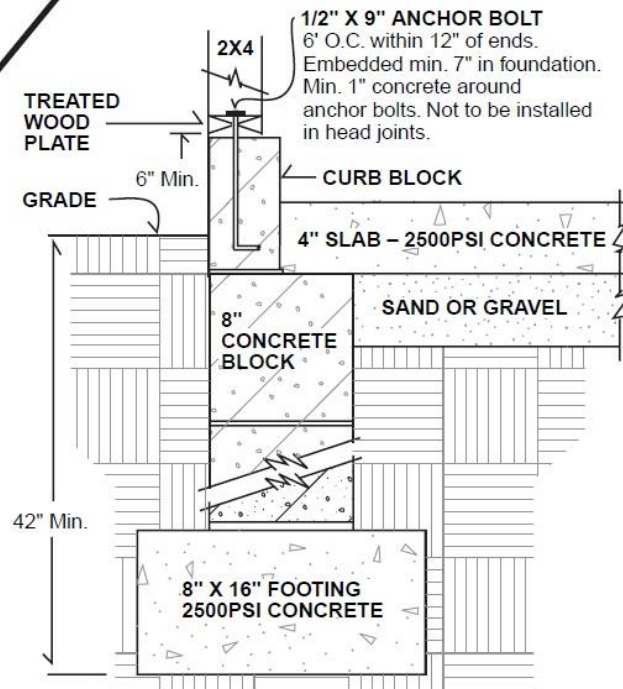
Poured concrete footing and foundation wall

Typical for attached garage



Concrete block foundation wall on concrete footing

Typical for attached garage



Note: Anchor bolts are a maximum of 6' O.C., 12" within any end or splice and minimum two per board.

Other Permits

Separate plumbing, heating and electrical permits are required for each type of work being done.

Inspections

The type of timing of inspections depend on the project and its complexity. The Building Division will specify the required inspections on the yellow Inspection Card. A day's notice is required for all inspections. You must identify the permit number and address to schedule an inspection. Building inspections will only be done Monday through Friday (excluding holidays) from 9:00 am to 3:30 pm. Call 763-433-9850 to schedule all types of inspections. Electrical inspections will be done Monday through Friday from 9:00 am to noon. All electrical questions are handled by the Contract Electrical Inspector. Call 763-754-2983 between 7:00am and 8:30am.

Inspections Needed

- Footing:** When footing is excavated and formed or slab is formed and sand cushion and reinforcement are in place but prior to placing concrete.
- Rough-in:** For any plumbing, heating or electrical work that is involved.
- Framing:** When all framing is complete, all mechanical installed and electrical rough-in inspection passed, but before insulating.
- Insulation:** When all wall insulation is in place and ceiling and wall vapor barriers are in place.
- Final:** When all work is complete and before garage is occupied or used for any purpose.
- Note:** If installing a new or additional driveway, the surface material must comply with the applicable zoning district, a five foot minimum side setback applies, and a driveway permit is required. The fee for a driveway permit is \$25.



Size Restrictions for Properties within the MUSA Residential Boundary

Parcel Size (sq. ft. and acres) (excluding road right-of-way)	Maximum Square Footage Allowed for Accessory Buildings ¹ (Excluding Attached Garage)	Maximum Number of Acc. Bldgs. Allowed (Excluding Attached Garage)	Exterior Finish Permitted	Architectural Standards Required	Maximum Allowable Height in Feet ⁴ (one story buildings permitted, two with CUP and 2 acres)
0-21,779 (0 to 0.5 acre)	10% of lot, or 1,500 sq. ft. whichever is smaller	2	Same general design and materials as home	Soffit, fascia, eave overhang to match home	16
21,780-43,559 (0.5 to 1 acre)	1,800	3	Same general design and materials as home	Soffit, fascia, eave overhang to match home	16
43,560-65,339 (1 to 1.49 acres)	2,200	3	Same general design and materials as home	Soffit, fascia, eave overhang to match home	16
65,340-87,119 (1.5 to 1.99 acres)	2,400	3	Same general design and materials as home	Soffit, fascia, eave overhang to match home	16
88,120-108,899 (2 to 2.49 acres)	2,400	3	Same general design and materials as home or color compatible metal panels ²	Soffit, fascia, eave overhang to match home	22 ³
108,900-152,459 (2.5 to 3.49 acres)	2,700	3	Same general design and materials as home or color compatible metal panels ²	Soffit, fascia, eave overhang to match home	22 ³
152,460-196,019 (3.5 to 4.49 acres)	3,000	4	Same general design and materials as home or color compatible metal panels ²	Soffit, fascia, eave overhang to match home	22 ³
196,020-239,579 (4.5 to 5.49 acres)	3,500	4	Same general design and materials as home or color compatible metal panels ²	Soffit, fascia, eave overhang to match home	22 ³

Zoning Permit Requirements (200 Square Feet or Smaller)

In the City of Ramsey, in all residential zoning districts, small accessory buildings do not require a building permit; however, they will require a zoning permit. The 200 square foot designation is taken from Minnesota State Building Code. The zoning application will require a scaled site plan depicting the location of the proposed building along with other structures on the property. (See attached site plan example) There are regulations for small accessory buildings which you must be aware of and incorporate into your design, construction and location.

Although a building permit may not be required, the following are some of the conditions that will need to be followed:

1. Standard setbacks as outlined in applicable zoning district.

	MUSA	R-1, Rural Developing
Front	30 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater
Rear	5 Feet	5 Feet
Side	6 Feet	10 Feet
Side Corner	30 Feet	40 Feet

2. Minimum distance to the primary structure is 5 feet measured from overhang to overhang. If circumstances require a lesser distance; it shall meet City Code requirements for fire resistive construction.
3. In no case shall the structure be placed in **any** type of easement.
4. The structure must be placed so as not to obstruct or change direction of storm water; activities such as grading/filling in relation to an accessory building shall not alter drainage patterns in a way that impacts the adjoining property.
5. The maximum, "mean", or average height of the building is 16 feet on parcels less than 2 acres and 22 feet on parcels 2 acres or larger. (Mean Height is measured from the adjoining grade to the midpoint between the peak and eave.)
6. The maximum sidewall height on parcels less than 2 acres is 14 feet.
7. Exterior treatments (siding and roofing) should be carefully considered. Refer to the Ramsey City Code Section 117-349 for more information.
8. The square footage of a small accessory building shall count towards the total square footage allotted for accessory buildings per lot size.
9. A small accessory building will also count towards the number of accessory buildings allowed on the property (excluding attached garage).

Site Plan

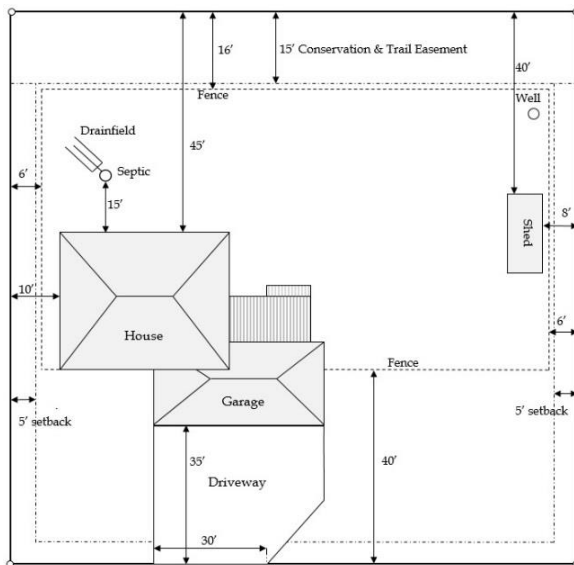
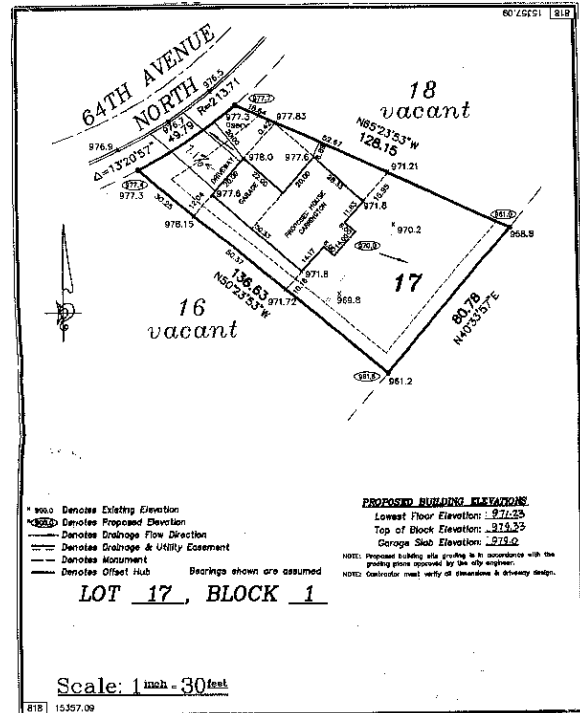
Site plans are required for building permits involving accessory structures, garages, pools, decks, or additions and for all zoning permits.

Information to be included:

- Property boundaries
- Principle structures (house/garage)
- Existing driveway(s)
- Proposed location(s) of fence, deck, pool, accessory building, or addition

Information, if present, to be included:

- Existing fences, decks, pools, additions, accessory buildings and/or structures
- Septic & drain-field location
- Well location
- Drainage & utility easements
- Conservation & trail easements
- Any unique physical characteristic of the lot



Site Plans may be in the form of an official survey document (most preferred), a scaled computer drawing, or a scaled hand-drawing.

Aerial images are not a preferred means of a site map because most do not include a scale and also due to the loss of information when scanning images into the respective property file. However, aerial images can be used to provide the applicant with an initial site map to trace over for a clear, scanner-friendly site plan.

It is the responsibility of the applicant to provide a site plan with the application showing the proposed modifications to the property.

Example of a computer-drawn site plan with proposed modifications

Example of a hand-drawn site plan with proposed modifications

