City Of Faribault

Department of Community & Economic Development
Building Code Division
Phone:(507)333-0387
Fax:(507)384-0507

Garages & Accessory Structures *(INCLUDES 2015 CODE CHANGES!)*

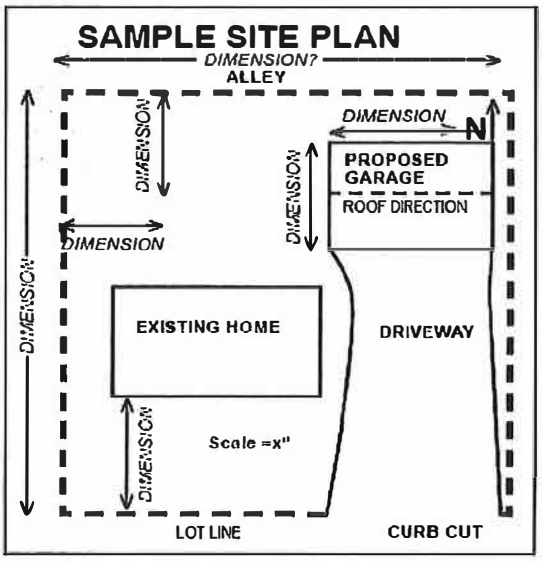
PLEASE INCLUDE THE FOLLOWING WITH YOUR PERMIT:

1. Completed **permit form** (included on last page of this packet).
2. **Two copies** of the following building plans (see below for required detail on each drawing):

☐ **Site plan** ☐ **Foundation plan** ☐ **Floor plans**
☐ **Exterior Elevations** ☐ **Cross section**

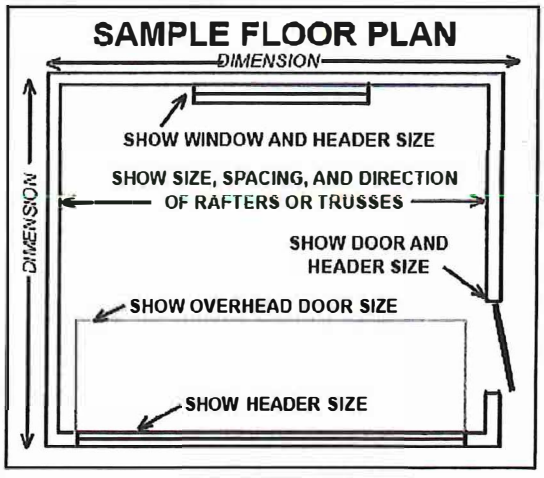
Site Plan:

1. Complete property drawn to scale according to an accurate boundary line survey.
2. Size and location of new construction and existing buildings.
3. Setbacks from all property lines of all existing and proposed structure(s). (Required setbacks listed in this packet.)
4. Any easements on the property.
5. Proposed site drainage, driveway size and location.
6. Designation of side street for corner lot projects.



Floor Plans:

1. Proposed size of garage.
2. Continuous and column pad footings.
   a) Width and thickness.
   b) Reinforcement size and placement.
3. Location and size of door and window openings.
4. Size of headers over all door and window opening.
5. Size, spacing, and direction of rafter (roof) materials.



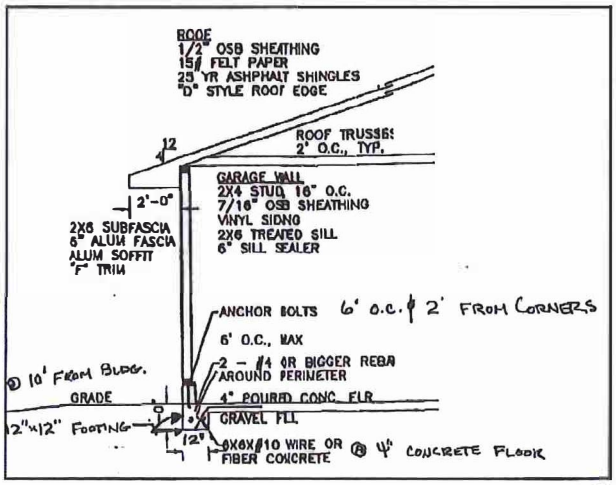
Exterior Elevations:

1. All sides of the building.
2. Windows and doors.
3. Exterior finish.
4. Finish grade.

Cross Section: (from footing to roof)

1. Footing dimensions, reinforcement and drainage
2. Foundation wall material, dimensions, reinforcement, water-proofing and insulation.

3. Grade, distance from grade to bottom of footing and distance to wood framing.
4. Sill plate and rim joist type and size as well as rim joist insulation.
5. Anchor bolt size, type, location and spacing.
6. Wall framing type, height, insulation, headers, air/vapor barrier type and location, interior and exterior wall finishing materials.
7. Brick veneer, air space or lath, wall ties, weep holes and flashing.
8. Roof/ceiling framing, attachment to bearing walls, attic insulation, air/vapor barrier and ceiling finish.
9. Eave and rake overhang dimensions, energy heel height, wind-wash protection, roof ventilation, insulation baffles and fascia material.



10. Roof slopes, ice dam protection, roof underlayment and covering.

REQUIRED INSPECTIONS: The following inspections shall be obtained during the construction of the building. It is the responsibility of the party doing the work to make arrangements with the building department for inspections: (Call 507-333-0387 to schedule inspections, for electrical call 507-333-0356.)

1. **Footing Inspection** – After excavation is complete, footings or floating slab with thickened edge are formed, and reinforcing steel is in place. Lot corner pins must be marked to verify setbacks.
2. **Foundation** – Poured walls/ICFs or similar shall be inspected after all forms are in place and required reinforcing steel is in place.
3. **Rough-ins** – Inspections of plumbing, mechanical, gas, sprinklers, and electrical systems shall be made before covering and concealment. Prior to or in conjunction with framing inspection.
4. **Framing Inspection** – After the roof, masonry, framing, fire-stopping, draft-stopping, and bracing are in place and after all Rough-ins are approved.
5. **Insulation Inspection** – After exterior walls are insulated and vapor barrier is installed and sealed.
6. **Lath and Gypsum** – Lath to be inspected prior to coating and gypsum to be inspected prior to taping if part of a fire-resistive assembly.
7. **Final Inspections** – After all construction is complete including carpentry, plumbing, mechanical, gas, sprinklers, and electrical systems.

Inspection Notes:

a. Gas Piping – Prior to concealing gas lines, system is to be air tested at 25 psi for 10 minutes. (test pressure should be in the middle 50% of the gauge) At mechanical final when all appliances are attached to gas system, a manometer is required at normal operating pressure of the system.

ZONING CONSIDERATIONS:

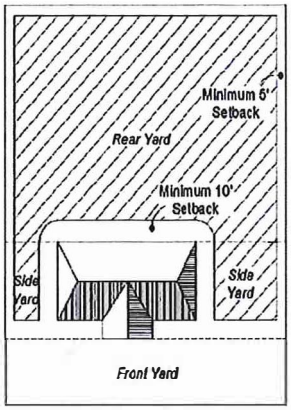
1. An accessory structure is any subordinate building or use that is located on the same lot as the main building. Garages, sheds, and carports are common examples (Faribault Unified Development Ordinance (FUDO), Appendix B, Section 6-170).
2. Each residential property can have up to two detached accessory structures. One building is allowed to be up to 864 square feet in size, and the second is allowed to be up to 120 square feet in size (FUDO, Appendix B, Section 6-180).

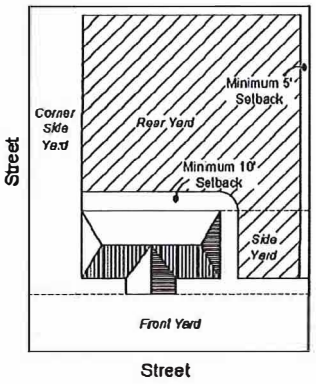
3. An accessory structure must be located within a side or rear yard area and maintain the following setbacks (Section 6-180):

   A. *Rear yard location:* At least 5 feet from side and rear property lines and 10 feet from any other structure on the property.
   The shaded area in the illustration on the right shows possible locations for placement of an accessory structure within an interior (non-corner) lot.

   B. *Side yard location:* At least 5 feet from the side property line and 10 feet from any other structure on the property.
   The shaded area in the illustration on the right shows possible locations for placement of an accessory structure within corner lot.

   C. *Alley:* Garages, when accessed from and situated perpendicular to a public alley(vehicle door faces alley), shall maintain a setback of at least 20 feet from said alley right-of-way.

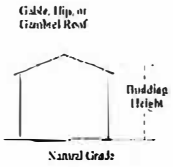




4. A **hard-surfaced driveway** connection to the street/alley is required whenever an accessory structure is capable of storing a vehicle. Special setbacks apply whenever an accessory structure is accessed from an adjacent alley (Section 6-180).

5. The maximum height of any such structure is limited to 16 feet in height (measured from grade to a point half-way between top plate and ridge) and side wall height of 9 feet. Maximum side wall height may be increased up to 12 feet provided that the maximum building height provision is satisfied and that an additional setback of 2 feet is provided from side and rear lot lines for each additional foot of side wall height over 9 feet. (i.e 10 foot side wall height=min 7 foot setback.)

6. Building permits are required for all accessory structures in excess of 200 square feet. However, no matter the size of the structure, materials and colors should closely match that of the principal structure. In no case is corrugated metal an acceptable building material (Section 6-180).



7. The City Council is authorized to grant a variance from the regulations when an owner has a legitimate hardship (Faribault Unified Development Ordinance, Appendix B, Section 2-420). Please contact the Planning and Zoning Division at (507) 333-0387 for more information.

NEW & ALTERED CONSTRUCTION MUST MEET THE FOLLOWING:

1. **Footings** – Detached one-story private garages, carports, and sheds not larger than 1,000 square feet may be placed on slab-on-grade floors with turned down footings a minimum of 12 inches below the undisturbed ground surface. Structures larger than 1,000 square feet or attached garages, require frost depth footings.

2. **Footing Width** – Minimum 12" width when supporting light frame construction, or 8" hollow concrete masonry. Minimum 16" width when supporting 8" solid or fully grouted masonry.

3. **Floor Slab** – Concrete slabs shall be a minimum of 3.5 inches thick cast on a minimum 4 inch thick base. Minimum 3,500 psi concrete with 5-7% air entrainment.

4. **Fire-Blocking** – Required in the following locations to hinder the spread of a fire. (material: 2" nominal wood, ¾" plywood/osb, ½" gypsum, fiberglass batt insulation securely retained in place):
   A. In concealed spaces behind walls or in soffits every 10 feet horizontally.

B. All interconnection of vertical to horizontal spaces such that occurs at soffits, drop ceilings, and cove ceilings.
C. All openings around vents, pipes, ducts, cables and wires at ceiling and floor level.

5. **Stairways** – Minimum of 36" wide, min 6'-8" height measured from line connecting tread nosing, max 7-¾" riser height, min 10" tread depth.(Treads/risers must be equal within 3/8" of all other treads/risers)

6. **Landings** – Minimum of 3 feet in direction of travel and as wide as the stair served. (required at top and bottom of stairs, door allowed at top of stairs provided it does not swing over the stairs)

7. **Handrails** – Required on at least one side of stairs with 4 or more risers. Located 34-38" above a line connecting tread nosings. Must be continuous from top to bottom and not be interrupted by posts.

8. **Guardrails** – Required where there is more than a 30" drop. Minimum 36" height, openings in guard must restrict passage of a 4" sphere. Guards on stairs – minimum of 34" high, openings in guard on stairs must restrict passage of a 4-3/8" sphere.

9. **Window Fall Protection** – Where the lower part of a window opening is located more than 6 feet above grade, the lowest part of the window opening must be a minimum of 36" above the finished room floor or be equipped with hardware to prevent opening the window more than 4".

10. **Foam Plastic** – Foam insulation must be separated from the interior of a building with an approved thermal barrier of minimum ½" gypsum or other approved NFPA 275 thermal barrier material. Maximum thickness of 3-1/4" spray foam allowed in rim area/headers without a thermal barrier.

11. **Window/Door Flashing** – Flashing is to be installed per the manufacturer's installation instructions. All opening require Pan Flashing unless an alternate is provided in manufacturer's instructions. Pan flashing shall be sloped in such a manner as to direct water outside and over the weather-barrier.

12. **Other Flashing Areas:**
A. Intersection of chimneys with frame or stucco walls.
B. Under and at ends of masonry, wood, or metal copings and sills.
C. Continuously above all projecting wood trim.
D. Where exterior porches, decks, or stairs attach to a wall or floor of wood-frame construction.
E. At wall and roof intersections.
F. Where exterior material meets in other than a vertical line.
G. Where sloped roofs terminated within a wall plane, kick out flashing to divert water away from wall.

13. **Roofs** – Attics must be vented at a rate of 1:150 square feet of the vented space, or 1:300 if 40-50% of the required venting is provided within 3 feet of the peak and the balance is provided at eave/cornice. Ice/Water underlayment required from eaves edge to 24" minimum inside exterior wall line. Attic access opening minimum 22" x 30" required to attics over 30 square feet with minimum of 30" vertical height. Access shall be located in a hallway or other readily accessible location.

14. **Minimum Header Spans:** Supporting a roof and ceiling, 50 pound ground snow load and 10 pound dead load.

(Doug fir-larch, hem-fir, southern pine, spruce-pine-fir)

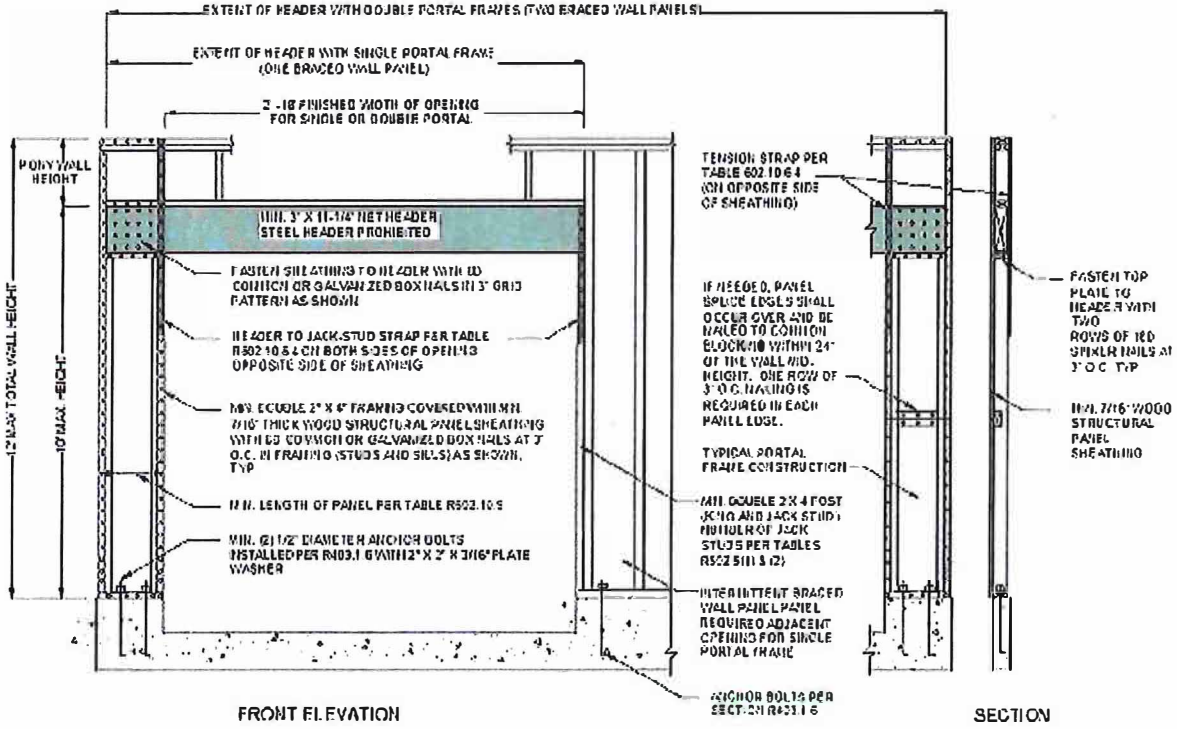
Garage Door Width	Roof Span (NJ – Number of Jack Studs)											
	16 ft	NJ	20 ft	NJ	24 ft	NJ	28 ft	NJ	32 ft	NJ	36 ft	NJ
8 ft	(2) 2x12	2	(2) 2x12	2	(3) 2x10	2	(3) 2x12	2	(3) 2x12	2	(3) 2x12	2
9 ft	(3) 2x10	1	(3) 2x10	1	(3) 2x12	2	(3) 2x12	2	(4) 2x12	2	(4) 2x12	2
10 ft	(3) 2x10	1	(3) 2x12	2	(4) 2x12	2	(4) 2x12	2	(4) 2x12	2	X	X
12 ft	(4) 2x12	1	(4) 2x12	2	X	X	X	X	X	X	X	X
14 ft	X	X	X	X	X	X	X	X	X	X	X	X

(cont.)

LVL – (2.0e/2850fb or greater)

Garage Door Width	Roof Span (NJ – Number of Jack Studs)											
	16 ft	NJ	20 ft	NJ	24 ft	NJ	28 ft	NJ	32 ft	NJ	36 ft	NJ
8 ft	(1) 9 ¼ (2) 7 ¼	2 1	(1) 11 ¼ (2) 7 ¼	2 2	(1) 11 ½ (2) 7 ¼	3 2	(2) 7 ¼	2	(2) 9 ¼ (3) 7 ¼	2 2	(2) 9 ¼ (3) 7 ¼	2 2
9 ft	(1) 11 ¼ (2) 7 ¼	2 1	(1) 14 (2) 7 ¼	3 2	(2) 9 ¼ (3) 7 ¼	2 1	(2) 9 ¼ (3) 7 ¼	2 2	(2) 9 ¼ (3) 7 ¼	2 2	(2) 9 ¼ (4) 7 ¼	2 2
10 ft	(2) 9 ¼ (3) 7 ¼	2 1	(2) 9 ¼ (3) 7 ¼	2 1	(2) 9 ¼ (4) 7 ¼	2 1	(2) 9 ¼ (4) 7 ¼	2 1	(2) 9 ¼ (4) 7 ¼	2 2	(2) 11 ¼ (3) 9 ¼	2 2
12 ft	(2) 9 ¼ (4) 7 ¼	2 1	(2) 9 ½ (3) 9 ¼	2 2	(2) 11 ¼ (3) 9 ¼	2 2	(2) 11 ¼ (3) 9 ¼	3 2	(2) 11 ¼ (4) 9 ¼	3 2	(2) 11 ½ (4) 9 ¼	3 2
14 ft	(2) 11 ¼ (3) 9 ¼	2 2	(2) 11 ¼ (4) 9 ¼	2 2	(2) 11 7/8 (3) 11 ¼	3 2	(2) 12 ½ (3) 11 ¼	3 2	(2) 14 (3) 11 ¼	3 2	(2) 14 (3) 11 7/8	3 3
16 ft	(2) 12 ½ (3) 11 ¼	2 2	(2) 14 (3) 11 ¼	3 2	(2) 14 (3) 11 7/8	3 2	(3) 12 ½ (4) 11 ¼	2 2	(3)14 (4) 11 7/8	3 2	(3) 14 (4) 12 ½	3 2
18 ft	(2) 14 (3) 11 7/8	2 2	(3) 12 ½ (4) 11 ½	2 2	(3) 14 (4) 12 ½	2 2	(3) 14 (4) 12 ½	3 2	(4) 14	2	(4) 14	3

15. **Portal Frame** – Req'd adjacent to garage doors if min braced wall panel is not maintained.(typ. 48")



BUILDING CODES DIVISION

Lower Level, 208 NW 1st Ave, Faribault, MN 55021 Phone
(507)333-0387 Fax (507) 384-0507
Email: buildingcodes@ci.faribault.mn.us

1. Date: _____

2. Building Address: _____
Is there a well or septic system on this property? ☐ Yes* ☐ No *If yes, Letter of Compliance required by a licensed septic installer.

Was dwelling built prior to 1978: ☐ Yes ☐ No
****If YES**, please follow lead abatement rules on Federal EPA site at:
http://cfpub.epa.gov/flpp/searchrrp_firm.htm
State Web site: http://www.dli.mn.gov/ccld/lead.asp
Are you EPA Lead Certified? ☐ Yes ☐ No

3. Permit Applicant: ☐Owner ☐Designer ☐Contractor

4. Owner's Name: _____
Address: _____
Telephone # _____

5. Contractor's Name: _____
Address: _____
Telephone # _____ Cell Phone # _____
State License # _____ Exp: _____
Lead Certification #: _____ Exp: _____
E-mail: _____

Architect/Designer's Name: _____
Address: _____
Telephone # _____ State License # _____

6. Estimated Value of Construction (labor + material): $ _____

7. Description of Project including Sq Ft/Dimensions: _____

_____

I hereby certify that I have completed and examined this application and certify that the information contained therein is correct. If a permit is issued, I agree all work will be done in conformance with all applicable ordinances and codes of the City of Faribault and laws of the State of Minnesota.

Printed Name: _____

Signature: _____

www.faribault.org

BUILDING PERMIT APPLICATION

For Office Use Only

Permit # _____

Permit Types

☐ Building ☐ Septic System

Property Types

☐ Commercial	(COMM)	☐ Modular	(MODU)
☐ Condominium	(COND)	☐ Multi-Family	(MULT)
☐ Duplex	(DPLX)	☐ Public Facilities	(PUBL)
☐ Industrial	(INDU)	☐ Residential	(RESI)
☐ Institutional	(INST)	☐ Townhomes	(TOWN)

Construction Types

☐ Accessory Building	(ABLG)	☐ Airplane Hangar	(APHG)
☐ Addition	(ADDI)	☐ Cold Storage Building	(CLDS)
☐ Deck	(DECK)	☐ Demolition	(DEMO)
☐ Garage Attached	(GARA)	☐ Egress Window	(EGRS)
☐ Garage Detached	(GARD)	☐ Foundation/Site work	(FOUN)
☐ New Construction	(NEWC)	☐ Plan Review	(PLRV)
☐ Porch 3 Season	(PORC)	☐ Swimming Pool	(POOL)
☐ Remodel	(REMD)	☐ Septic Systems:	
☐ Window Replacement	(WIND)	☐ Install Alt. System	(INSA)
☐ Flood Damage	(FLDD)	☐ Install Mound	(INSM)
☐ Alteration	(ALT)	☐ Install Trench	(INST)

Valuation $ _____ ☐ Surcharge
Occupancy Group _____ ☐ Permit
Bldg. Const. Type _____ ☐ Plan Check Fees
Design Occupant Load _____ ☐ WAC # of Units _____
Plan # _____ Date _____ ☐ SAC # of Units _____
☐ Parkland
Bldg. Square Feet _____ ☐ Water Meter _____
Number of Stories _____ ☐ Escrow $1,000
Number of Units _____ ☐ Grading Permit Required
☐ Yes ☐ No
Building Sprinkled... ...☐ Yes ☐ No ☐ ROW Permit Required
☐ Yes ☐ No

Applicable Edition of Code _____