



**WRIGHT COUNTY
OFFICE OF PLANNING AND ZONING
BUILDING INSPECTION
763-682-7338**

**DETACHED GARAGE (or)
ACCESSORY STRUCTURE**

EFFECTIVE DATE:
01/01/2012
REVISED DATE:
06/24/2017

SCOPE OF WORK

- Garages are one-story buildings less than 1000 sq. ft., and they do not have basements, attic trusses or more than one level. If the garage exceeds 1000 sq. ft., or has attic trusses, or a second level, than frost footings are required. Unless special considerations are noted regarding tall wall construction, with reference to wind loads and braced wall requirements, garages are limited to a 10-ft wall height. Lots less than 1 acre shall not have a second story (no more than 6' head room in storage rafters). Lots less than 10 acres are limited to maximum building area & side wall heights; check with Planning & Zoning for details.
- Detached accessory buildings with basements, will need plans designed by a registered architect and a State licensed engineer. All accessory structures over 1000 sq. ft. will require frost footings. Accessory structures with a second level (guest houses, lofts, studios, game rooms, etc.) must follow the zoning requirements for guest houses; including setbacks, frost footings and a direct access from the second level habitable space to the exterior of the structure without passing through the garage. Lots less than 1 acre shall not have a second story (no more than 6' head room in storage rafters). Lots less than 10 acres are limited to maximum building area & side wall heights; check with Planning & Zoning for details.

PERMITS

- **Building permits** are required for all detached garages and structures **over** 200 sq. ft.
- **Electrical permits** are required for the extension of existing circuits or installation of new circuits. All electrical wiring must conform to the National Electrical Code. To obtain an electrical permit see the electrical permit handout for the inspector in your area or contact:
 - State Board of Electricity
443 Lafayette Road North, St. Paul, MN 55155-4342
 - Phone: 651-284-5064
 - Web site: <http://www.electricity.state.mn.us/>

PERMIT APPROVAL

A building permit for a detached accessory building will not be issued and work shall not begin until it has been approved by Planning, Building Inspections, and Environmental Health Departments. Failure to provide all of the information above will delay or prevent permit approval. After we have received all of the items listed below, **please allow 10-15 working days for your building permit application to be processed.**

ZONING REQUIREMENTS

Lots less than 10 acres are limited to maximum building area & side wall heights. The zoning district and lot acreage will determine setbacks and allowable structure sizes. Contact the Planning and Zoning Office for more information 763-682-7338.

REQUIRED INFORMATION

When applying for the building permit provide the following information. ALL information must be drawn to scale.

1. An updated site plan or survey showing all property lines, existing buildings and dimensions, setbacks, wells, pools, septic tank and drainfield locations and proposed detached accessory building location with setbacks.
2. A compliance inspection for the existing septic system, if in a shoreland district. Contact the Planning and Zoning Office for more information 763-682-7338.
3. 2 copies of detached accessory building plans drawn to scale and including the following information:

CROSS SECTION (Post Frame Construction)

- Width and Length of building
- Roof Covering
- Purlins – size/spacing
- Trusses - show direction of roof framing or trusses
- Sidewall height
- Exterior finish
- Wall girts – size/spacing
- Show sizes & location of windows and doors – note header and beam sizes for each
- Posts – size/spacing
- Footings

CROSS SECTION (Slab on Grade Construction)

- Width and Length of building (1,000 sq. ft. maximum)
- Roof Covering
- Roof Sheathing
- Roof Framing – show direction of roof framing or trusses
- Sidewall height
- Exterior finish
- Wall sheathing
- Wall Framing – size/spacing
- Show sizes & location of windows and doors – note header and beam sizes for each
- Treated bottom plates
- 8 inch minimum thickness
- 12 inch minimum at base

REQUIRED INSPECTIONS

To schedule an inspection please have the owners name, permit number and address of the project ready and call (763)-682-7338.

- **Footing inspection:** to approve the location and soil conditions. Call for inspection when forms and reinforcing is in place, prior to placement of concrete.
- **Framing inspection:** to be completed after walls/exterior sheathing, trusses, roofing, window/door flashing and all rough-in (electrical, plumbing, mechanical) inspections have been approved. Call for inspection before covering any work.
- **Final inspection:** when exterior finish (windows, doors, siding) and any previously noted deficiencies, have been completed.



Call for utility locations at least two working days prior to digging 1-800-252-1166 or 651-454-0002

