Permits
Building permits are required for construction of all garages. The Minnesota State Building Code (MSBC) differentiates between attached and detached garages and there are some differences in the requirements. Garages must also meet the land use and setback requirements of the city zoning code. Zoning questions should be directed to the local planning and zoning department.

Municipal permit fees, plan review and inspections
Building fees are established by the municipality. Inspections are performed at various stages of construction to verify code compliance. The plan review is done by the building official in order to spot potential problems or pitfalls that may arise. The building official may make notes on the plan for your use. Inspections are performed at various stages of construction to verify code compliance. Actual permit costs can be obtained by calling your local building inspection department with your estimated construction value.

Note: Setbacks from property lines vary depending upon the city and zoning district your home is located in. Some communities have other zoning provisions that may include lot coverage or screening.

Required inspections
a. Footing or concrete slab
   To be made after all form work is set and any required reinforcement is in place but prior to the pouring of the concrete.

b. Framing
   To be made after framing is complete and other required rough-in inspections are completed and approved.

c. Final
   To be made upon completion.

d. Other inspections
   In addition to the inspections above, the inspector may make or require other inspections to ascertain compliance with the provisions of the code or to assist you with your questions or concerns during the construction process.
General building code requirements

The 2007 Minnesota State Building Code adopts the 2006 International Residential Code (2006 IRC). All "R" code references provided in this brochure pertain to the 2006 IRC.

a. Footings must extend to frost depth for all attached garages. A "floating slab" may be used for the foundation support of detached garages on all soils except peat and muck. The slab perimeter must be sized and/or reinforced to carry all design loads. The minimum-slab thickness must be 3/2 inches and reinforcing is recommended. The minimum concrete strength required is 3500-pounds-per-square-inch for floating slab. Protect concrete from freezing until cured.

b. Anchor bolts or straps: Foundation plates must be anchored to the foundation with not less than 1/2 inch diameter steel bolts, or approved straps, embedded at least seven inches into the concrete and spaced more than six inches apart. There must be a minimum of two bolts for each piece of sill plate with one bolt located within 12 inches of each end of each piece of sill plate. Anchor straps must be installed according to manufacturer's specifications.

c. Sill plate: All foundation sill plates must be approved pressure-preservative-treated wood, heartwood of redwood, black locust or cedar.

d. Wall framing: Studs must be placed with their wide dimension perpendicular to the wall and not less than three studs must be installed at each corner of an exterior wall. Minimum stud size is two inches by four inches and spaced not more than 24 inches on center.

The following samples show the minimum detail expected on site, floor and elevation plans to ensure the permit process proceeds smoothly. Additional information, such as sectional drawing or elevations, may be required. The plans should include the following information:

1. Proposed size of garage.
2. Location and size of door and window opening.
3. Size of headers over all doors and window openings.
4. Size, spacing and direction of rafter (roof) materials.
5. Type (grade and specie) of lumber to be used.
6. Braced wall panels per R602.10.
7. Type of sheathing and siding.
8. Size, spacing and direction of rafters or trusses.
9. To frost depth (attached) and reinforcing as required.
10. Minimum six inches above grade.

The minimum-slab thickness must be 3 1/2 inches and reinforcing is recommended. The minimum concrete strength required is 3500 pounds per square inch for floating slab. Protect concrete from freezing until cured.

The 2007 Minnesota State Building Code adopts the 2006 International Residential Code (IRC). All "R" code references provided in this brochure pertain to the 2006 IRC.

a. Footings must extend to frost depth for all attached garages. A "floating slab" may be used for the foundation support of detached garages on all soils except peat and muck. The slab perimeter must be sized and/or reinforced to carry all design loads. The minimum-slab thickness must be 3/2 inches and reinforcing is recommended. The minimum concrete strength required is 3500-pounds-per-square-inch for floating slab. Protect concrete from freezing until cured.

b. Anchor bolts or straps: Foundation plates must be anchored to the foundation with not less than 1/2 inch diameter steel bolts, or approved straps, embedded at least seven inches into the concrete and spaced more than six inches apart. There must be a minimum of two bolts for each piece of sill plate with one bolt located within 12 inches of each end of each piece of sill plate. Anchor straps must be installed according to manufacturer's specifications.

c. Sill plate: All foundation sill plates must be approved pressure-preservative-treated wood, heartwood of redwood, black locust or cedar.

d. Wall framing: Studs must be placed with their wide dimension perpendicular to the wall and not less than three studs must be installed at each corner of an exterior wall. Minimum stud size is two inches by four inches and spaced not more than 24 inches on center.

The following samples show the minimum detail expected on site, floor and elevation plans to ensure the permit process proceeds smoothly. Additional information, such as sectional drawing or elevations, may be required. The plans should include the following information:

1. Proposed size of garage.
2. Location and size of door and window opening.
3. Size of headers over all doors and window openings.
4. Size, spacing and direction of rafter (roof) materials.
5. Type (grade and specie) of lumber to be used.
6. Braced wall panels per R602.10.
7. Type of sheathing and siding.
8. Size, spacing and direction of rafters or trusses.
9. To frost depth (attached) and reinforcing as required.
10. Minimum six inches above grade.

The minimum-slab thickness must be 3 1/2 inches and reinforcing is recommended. The minimum concrete strength required is 3500 pounds per square inch for floating slab. Protect concrete from freezing until cured.

The 2007 Minnesota State Building Code adopts the 2006 International Residential Code (IRC). All "R" code references provided in this brochure pertain to the 2006 IRC.

a. Footings must extend to frost depth for all attached garages. A "floating slab" may be used for the foundation support of detached garages on all soils except peat and muck. The slab perimeter must be sized and/or reinforced to carry all design loads. The minimum-slab thickness must be 3/2 inches and reinforcing is recommended. The minimum concrete strength required is 3500-pounds-per-square-inch for floating slab. Protect concrete from freezing until cured.

b. Anchor bolts or straps: Foundation plates must be anchored to the foundation with not less than 1/2 inch diameter steel bolts, or approved straps, embedded at least seven inches into the concrete and spaced more than six inches apart. There must be a minimum of two bolts for each piece of sill plate with one bolt located within 12 inches of each end of each piece of sill plate. Anchor straps must be installed according to manufacturer's specifications.

c. Sill plate: All foundation sill plates must be approved pressure-preservative-treated wood, heartwood of redwood, black locust or cedar.

d. Wall framing: Studs must be placed with their wide dimension perpendicular to the wall and not less than three studs must be installed at each corner of an exterior wall. Minimum stud size is two inches by four inches and spaced not more than 24 inches on center.

The following samples show the minimum detail expected on site, floor and elevation plans to ensure the permit process proceeds smoothly. Additional information, such as sectional drawing or elevations, may be required. The plans should include the following information:

1. Proposed size of garage.
2. Location and size of door and window opening.
3. Size of headers over all doors and window openings.
4. Size, spacing and direction of rafter (roof) materials.
5. Type (grade and specie) of lumber to be used.
6. Braced wall panels per R602.10.
7. Type of sheathing and siding.
8. Size, spacing and direction of rafters or trusses.
9. To frost depth (attached) and reinforcing as required.
10. Minimum six inches above grade.

The minimum-slab thickness must be 3 1/2 inches and reinforcing is recommended. The minimum concrete strength required is 3500 pounds per square inch for floating slab. Protect concrete from freezing until cured.