



**City of White Bear Lake
Building Department
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GARAGES (ATTACHED & DETACHED)

This handout is a summary of the permit & inspection process as well as standard requirements based on State Building Code and White Bear Lake City Zoning regulations regarding attached and detached Garages. Information contained herein does not contain all of the specific codes for construction, and shall only be used as a guide.

Permit Submission Requirements:

- Completed building permit application, including valuation (materials & labor).
- Two complete sets of plans showing proposed designs and materials. Submitted drawings shall be drawn to scale and shall include the following:
 - ✓ Survey or site plan drawn to scale. Owner must be able to show the corner pins for setback verification. Site Plan shall include lot lines and dimensions, the locations and ground coverage area (size) of all existing structures, the location and ground coverage (size) of the proposed structure, indicate setbacks from property lines and any additional information which may be required
 - ✓ Floor Plan: Indicate proposed size of window and door openings; header sizes over openings; size, spacing and direction of rafter material.
 - ✓ Cross Section: Indicate wall and roof construction and materials used.
 - ✓ Footings and Concrete Slabs: Indicate footing and floor design and materials used (Attachment D).
 - ✓ Elevations: Front and side view indicating height of structure (to mean and to peak) and exterior building materials used.
 - ✓ Truss System: If truss roof system is to be used, submit two copies of stamped pre-engineered truss designs from manufacturer.
- If any portion of the Addition is located in the rear yard, the rear yard coverage worksheet is required.
- If the property is located in the shoreland overlay district, impervious area calculation worksheet is required.

Garage Permit Fees: See the current fee schedule at www.whitebearlake.org

Licensing Requirements:

- Contractors must be licensed in the State of Minnesota if performing more than one single trade. Minnesota State license number must be provided on permit application.
- Contractors working on a structure built prior to 1978 are required to provide their Lead Certification Number (see permit application for exceptions.)
- Property owners may perform remodeling work on property they own. Property owners will be required to sign the Property Owner Waiver acknowledging their responsibilities to the Minnesota State Building Code, to Zoning Ordinances and to other applicable rules and regulation when they are acting as general contractor. All sub-contractors hired must be disclosed.
- *Note:* There are restrictions that prohibit property owners from performing Electrical and Plumbing work on property that is subject to sale or use as a rental property.

Inspection Requirements: The inspection card and approved plans must be on site upon the start of work until the final inspection has been performed and passed. All construction work shall remain accessible and exposed for inspection purposes until approved by the Building Inspections Department.

All required inspections will be listed on the permit card. A final inspection is required upon completion of project and approvals for all other inspectors have been complete; please call 651-429-8518 to schedule an appointment. A 24-hour notice is required for all inspections (period is subject to change during busy times).

Information and Guidelines:

An accessory structure is considered attached if it is located less than 6 feet from the principal structure.

BOTH ATTACHED AND DETACHED GARAGES:

1. All residential lots are restricted to two accessory structures per property; the first being an attached or detached garage.
2. Regardless of structure type (attached or detached, garage or shed) all lots must adhere to the following:
 - a. For lots having 10,500 square feet or less: The combined square footage of both accessory structures shall not exceed 1,000 square feet or 100% of the first floor area of the principal structure, whichever is less.
 - b. For lots larger than 10,500 square feet: The combined square footage of both accessory structures shall not exceed 1,250 square feet or 100% of the first floor area of the principal structure, whichever is less.
 - c. Accessory structures and uses are limited based on the size of the available rear yard area (rear wall of the house to rear lot line) and the size of the lot. Please provide rear yard calculations when proposing a garage in the rear yard area. See rear yard cover worksheet.
 - d. For additional information on sheds, see the shed handout.
3. Exterior Building Materials: The exterior color, design, and/or material shall be compatible with the principal structure.
4. Alleys: On lots which have access to an alley, the garage shall utilize that alley unless an alternative location is approved by the Zoning Administrator, provided that the garage does not face or access the front of the lot and on a corner lot, an attached garage must be located in the rear yard.
5. Lake Front Lots: Accessory structures located on lake frontage lots may be located between the public right-of-way and the principal structure, if the physical conditions of the lot require such a location. For lake frontage lots, a twenty (20) foot setback to the public right-of-way is required for a garage.
6. Driveways: Each lot is allowed one driveway. All new garages must have a hard surface driveway. All new driveways or additions to existing driveways shall require a permit. For driveway setbacks, sizes and other information, see driveway handout.

ATTACHED GARAGES:

1. Size: Attached garages cannot exceed 1,000 square feet or 100 percent of the first floor area of the principal structure, whichever is more restrictive.

2. Setbacks: In most residential zoning districts, attached garages must maintain a 5-foot setback from the side property line. Attached garages must maintain the same front and rear yard setback as the principal structure. In the R-1I and R-1S districts, attached garages must maintain a minimum 15-foot setback from the side property line, with an additional 1-foot of setback required for each 1-foot of height exceeding 15 feet. Please check with the City Associate Planner at 651-429-8534 to confirm the applicable zoning district and setbacks.
3. Height: The height of an attached garage shall not exceed 1-story or the height of the principal structure. If the garage is a tuck-under garage, the living space above the garage must maintain the same side yard setback as required for the principal structure (which is typically 10 feet, but again, check with a Planner).
4. If the property contains an attached garage, a second accessory structure over 120 square feet in size may be built with an administrative variance. In no case shall the second accessory structure exceed 10 percent of the existing rear yard area or 625 square feet, whichever is more restrictive. Administrative variances have an application fee of \$25 in addition to the building permit fees. See the shed handout and contact the Associate Planner for additional information about the Administrative Variance process.

DETACHED GARAGES:

1. Size: Detached garages may be located in the side and rear yards only. Detached garages cannot exceed 1,000 square feet or 100 percent of the first floor area of the principal structure, whichever is more restrictive. In addition, no combination of accessory structures or uses may cover more than the following percent of the available rear yard (rear wall of house to rear lot line).
 - Properties less than 10,000 sq. ft. in size: 35% (42% with Administrative Variance).
 - Properties 10,000 sq. ft. in size or greater: 25% (33% with Administrative Variance).
2. Setbacks: In most residential zoning districts, detached garages must maintain a 5-foot setback from both the side and the rear property lines, and must maintain a 6-foot setback from the principal structure or be considered as part of the principal structure for setback purposes. In the R-1I and R-1S districts, detached garages must maintain a minimum 15-foot setback from the side property line, with an additional 1-foot of setback required for each 1-foot of height exceeding 15 feet. Please check with the City's Associate Planner at 651-429-8534 to confirm the applicable zoning district and setbacks. For lots with a rear alley:
 - A twenty (20) foot setback to the public right-of-way (alley) is required for a detached garage if the garage door faces the alley.
 - A five (5) foot setback to the public right-of-way is required for a detached garage if the garage door faces into the yard.
3. Height: The height of a detached garage is limited to 15 feet as measured to the mean of the roofline (from ground grade to the middle of a pitched roof), or the height of the principal structure, whichever is more restrictive.
4. If the property contains a detached garage, a second accessory structure over 120 square feet in size may be built with an Administrative Variance. In no case shall the second accessory structure exceed 10% of the existing rear yard area or 200 square feet in size, whichever is more restrictive. Administrative variances have an application fee of \$25 in addition to the building permit fees. See the shed handout and contact the Associate Planner for additional information regarding the Administrative Variance process.

BUILDING DESIGN REQUIREMENTS

1. Foundations: Attached garages are required to have a footing that extends below frost level by a 42-inch minimum. Foundation wall shall extend a minimum of 6-inches above grade. Provide a ledge for slab to rest on. Remove all sod and root structures and other fibrous material from excavation. When a slab is over 200 square feet, provide a minimum reinforcement of 6-inch x 6-inch No. 10 gauge wire mesh. Overlap 6-inch splices and bend down into the edge of the slab at least 6 inches.
2. Detached garages can utilize a "floating slab," provided the soil has a bearing capacity of at least 1,500 pounds per square foot. Remove all sod and root structures and other fibrous materials and cover with 4 inches of sand fill. At the perimeter, form a thickened edge having a minimum vertical dimension at the exterior face of 12 inches, with a minimum 8-inch width, and then sloped upward to the bottom of the slab. Provide for a minimum slab thickness of 4 inches. The minimum concrete strength shall be at least 3,000 pounds per square inch (28-day strength). In cold weather, protect concrete from freezing.
3. Sill Bolts: While the concrete is still plastic, ½-inch x 10-inch anchor bolts shall be embedded 7 inches into the concrete 6 feet on center and 1 foot from each corner with a minimum of 2 bolts per piece of plate. The top 2 inches of the bolts should be left exposed.
4. Sill Plates: The bottom plate shall be a minimum 2-inch x 4-inch. When setting directly on the slab, it shall be pressure treated, Redwood, or other decay-resistant wood.
5. Wall Framing: Wood studs shall be at least 2-inch x 4-inch with three studs provided at corners.
6. Top Plate: The top plate shall be overlapped double 2-inch x 4-inch.
7. Wall Sheathing and Siding: Fasten approved wall sheathing according to manufacturer's specifications. Sheathing shall be approved for 16 inches or 24 inches on center stud spacing.
8. If the width of walls on adjacent side of garage door opening are less than 48", then special wall bracing requirements apply.
9. Headers: For 16-foot door in gable (non-bearing) end, header shall be a minimum of two, 2-inch x 12-inch with plywood in between. When door is to be located in bearing wall, headers shall be a minimum of three, 2-inch x 14-inch or equivalent.
10. Roof Framing: Rafters shall be cross-tied every 4 feet from plate line to plate line and collar-tied at the peak. The ridge board should be one size larger than the rafter should. If trusses are to be used, they shall be stamped and approved by a third party agency. Submit two copies of truss plans signed by a registered engineer.
11. Flashing: For attached garages, flashing and counter flashing is required at the juncture of the roof and vertical surfaces.
12. Roof Covering: Nail approved roof sheathing according to manufacturer's specifications (sheathing shall be approved for 16" or 24" on center rafter or truss spacing). Shingles shall be a minimum of 235-pound asphalt or equivalent applied over 15-pound felt paper according to manufacturer's specification.
13. Fire Wall: Garages within 5 feet of a principal structure shall be protected with materials approved for 1-hour fire resistive construction. Doors shall be approved solid wood at least 1-3/8 inch in thickness or 20 minute rated.

14. Fire Rated Walls: The common wall between attached garages and the principal structure must be fire rated on the garage side of the wall with 1/2-inch type X sheetrock run from the floor to the roof deck. Sheetrock joints must all be tight or must be taped. Doors through this wall must be 20 minute labeled fire doors. There may not be any windows or openings in this wall.
15. Roof Ventilation: Enclosed attic space must be provided with roof ventilation per Building Code.
16. Roofing Underlayment: An approved underlayment roofing starter edge is required at all roof edges.

This document is for informational purposes only and is not intended to address every situation for the permitting and plan review process.