



RESIDENTIAL GARAGE REQUIREMENTS

CITY OF HUTCHINSON BUILDING DEPARTMENT
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This pamphlet is a guide to the most common questions and problems. It is not intended nor shall it be considered a complete set of requirements.

REQUIRED INFORMATION WHEN APPLYING FOR A GARAGE PERMIT

- A. A completed Building/Land Use Permit application.
- B. Owner or applicant must submit a survey or scale drawing accurately showing:
 1. Lot size and all adjacent public and/or private streets.
 2. Location and dimensions of all existing and proposed buildings or alterations on lot.
 3. Any change to grade or landscape must be indicated on site drawing to ensure proper drainage.
- C. Two sets of building plans including:
 1. Height of structure from grade.
 2. Elevations of proposed building or alteration.
 3. Size and depth of footings.
 4. All beam and header sizes.

If a contractor is being hired to construct your garage, they must be licensed through the Minnesota Department of Labor and Industry. The contractor's business name and license number must be included on the application.

CONDITIONAL USE PERMITS and VARIANCES

Some projects require a Conditional Use Permit or Variance in addition to a Building / Land Use Permit. Conditional Use Permits and Variances have separate fees which must be paid in full before a Variance or Conditional Use will be considered. In the event that your proposed garage would require a Conditional Use Permit or Variance, additional time and information is needed to inform all interested parties of your intentions. This process can exceed 60 days. Listed are a few examples of situations where a Conditional Use Permit or Variance would be required.

1. Any structure larger than 10'x12' (120 sq. ft.) moved onto a lot. A moving permit is also required in this instance.
2. Sheds that exceed 192 square feet.
3. Detached garages that have a combined floor area exceeding 1,000 square feet.
4. Garages or sheds in excess of 16 feet in average height.
5. Proposed garage would be located closer to setbacks or easements than permitted.
6. Proposed garage would be larger or taller than permitted.

Completing an application does not grant permission to begin construction. The Hutchinson Building Department will contact the applicant when the plan review process is complete. At that time, the applicant can pay any required fees, pick up the permit, and then start the construction project. There are many items to verify prior to granting a permit, please allow ample time for the permitting process.

FOOTING / FOUNDATION

Contact **GOPHER STATE ONE CALL 1-800-252-1166** to locate utilities at least 48 hours prior to digging.

Footing/Foundation construction shall be capable of transferring all loads to the supporting soils.

Frost depth footings are required where a garage is being attached to an existing structure with frost depth footings. (42" deep minimum)

Slab on grade with turned down footings may be used for detached garages.

The area of floor used to park automobiles or other vehicles shall be sloped to an approved drain or toward the main vehicle entry door.

FRAMING

The City of Hutchinson is located in a 35# Snow Load and 90 Mile Per Hour wind gust area. All framing components shall be sized and labeled accordingly.

Base plates in contact with concrete or masonry shall be of treated wood or wood of natural resistance to decay (redwood, cedar, etc.)

Studs shall be grade stamped. Minimum No. 3, Standard or stud grade.

Wall Sheathing may be of approved plywood, OSB, fiberboard, gypsum, or hardboard panels. Fiberboard may not be used where stud spacing is 24" on center or greater.

In one-story buildings, each wall panel shall have a length of not less than 2'8" and a height of not more than 10 feet. This requirement is generally referring to the wall panels on either side of the overhead door. Specific engineering design may allow for smaller panels.

Sizes of headers are based on many components including: building size, size of opening, species of wood, or type of engineered lumber used for the header. Check with your material supplier to verify header sizes for your individual project.

All roof assemblies subject to wind uplift pressures of 20 pounds per square foot or greater may require rafter or truss ties to secure the truss or rafter to the top plates of exterior walls, unless noted otherwise by the truss manufacturer's designer or other registered structural engineer.

ROOF COVERING

Asphalt shingles are by far the most commonly used roofing material in residential garage construction. The following guideline is based on the use of asphalt shingles. Other approved roofing materials may be used with consideration to the respective manufacturer's instructions and current codes.

Ice protection is required and shall extend from eave's edge to a minimum of 24" inside the exterior wall line. Ice protection is not required for detached garages with no conditioned space.

Roofing Continued:

Underlayment shall be applied with corrosion resistant fasteners in accordance with the manufacturer's installation instructions. For roofs of 2:12 to 4:12 pitch a minimum of two layer of underlayment material shall be used with a minimum 19 inch lap.

Sidewall flashing shall be by the step flashing method. All other flashing shall be applied according to asphalt shingle manufacture's printed instructions.

Open valley flashing material shall be at least 24 inches wide and of any approved corrosive resistant metal. The most common valley material used is minimum 26 gauge galvanized steel. Other materials may be used with prior approval.

Asphalt shingles may be used on roofs sloped between 2:12 and 20:12. Roofs sloped more than 20:12 require special fastening methods. See manufacturer's recommendations.

Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper. Fasteners must be of sufficient length to penetrate through the roofing material and a minimum of ¾ inch the into roof sheathing. Where the roof sheathing is less than ¾ inch the fastener shall penetrate through the sheathing.

EXTERIOR WALL COVERING

A minimum of one layer of No.15 felt paper or other approved weather resistive material shall be applied over sheathing of exterior walls. Such material must be installed horizontally with a minimum 2-inch lap. Where vertical joints occur, the lap length shall be at least 6 inches. Approved building paper shall extend to the under side of the roof. Building paper may not be required when constructing detached garages unless specified by siding manufacturer.

Wall coverings come in a variety of materials with many different installation requirements. Follow the manufacturer's recommendations or check with the Building Department for further assistance.

TYPICAL REQUIRED INSPECTIONS

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| Footing - | When excavation is completed and prior to placing concrete. Footing forms and reinforcing steel are to be in place. |
| Electrical - | When rough-in wiring is complete. Contact state electrical inspector for this inspection. |
| Framing - | When all framing and sheathing is completed and electrical rough-in has been inspected. |
| Final - | When all work is complete, before occupancy. |

CALL 320-234-4216 to schedule an inspection or speak with a Building Inspector. Be prepared to provide your job site address and permit number.

Setback Requirements

Description	Front		Side*		Rear	
	R-1 Zone	R-2 Zone	R-1 Zone	R-2 Zone	R-1 Zone	R-2 Zone
Dwelling	30	25	8	8	30	25
Screen Porch	30	25	8	8	30	25
3- Season Porch	30	25	8	8	30	25
Gazebo	30	25	6	6	6	6
Accessory Shed Building ~	30	25	6	6	6	6
Garage (detached) ~	30	25	6	6	6	6
Driveway	-	-	5	5	5	5

*R-2 Lots platted prior to 1988 may use 6' sideyard setbacks

--Maximum impervious surface coverage shall be limited to 50% of the lot area.

--Maximum impervious surface coverage in Shore Land District shall be limited to 25% of the lot area.

--Must not be closer to the street than the principle structure.

--Rear yard area coverage by accessory structures shall be limited to 25% of the yard area.