

This handout is intended only as a guide and is based in part on the 2020 Minnesota State Building Code, Faribault City ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact your local Building Department.

REQUIRED SUBMITTALS

1. Completed building permit application
2. Site plan – Homeowners are responsible for locating and exposing their property line corner stakes to verify correct building setbacks prior to inspections.
3. Plans and(or) PDF files emailed to buildingcodes@ci.faribault.mn.us

SITE PLAN – Requirements

Homeowners are responsible for locating and exposing their property line corner stakes to verify correct building setbacks prior to inspections.

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 structures (Required setbacks included in this handout)
4. Any easements on the property.
5. Proposed site drainage, driveway size and location.

PLANS – Requirements

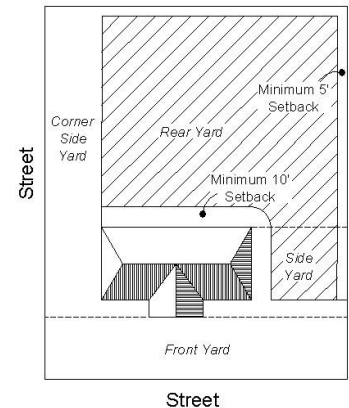
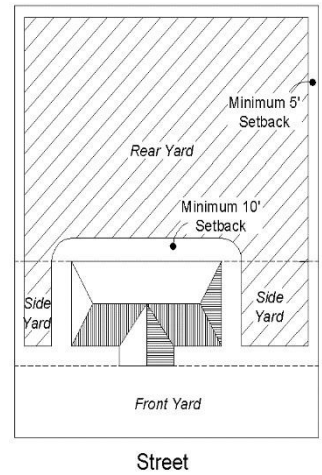
Building plans (one copy) must be submitted with an application to construct a garage or garage addition. Plans must be neatly drawn and scalable using 8½ X 11 or 11x17 paper. Plans must include a **floor plan, cross section, elevation, and footing detail**. Plans should show the proposed size of the garage; height of side walls; location of all window and door openings; size of all headers; manufactures truss specs and layout; rafter/truss connection method; size and spacing of studs; the grade and species of lumber to be used; the type of roof and wall sheathing used; information on siding and roofing; all other pertinent information.

ZONING REQUIREMENTS

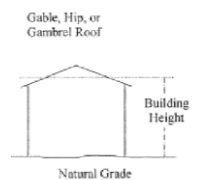
- An accessory structure is any subordinate building or use that is located on the same lot as the main building. Garages, sheds, and carports are common examples (Faribault Unified Development Ordinance (FUDO), Appendix B, Section 6-170).
- Each residential property can have up to two detached accessory 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).

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

- **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.
- **Side yard location:** At least 5 feet from the side property line and 10' 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.
- **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.



- A **hard-surfaced driveway** connection to the street/alley is required whenever an accessory structure is capable of storing a vehicle (Doorway wider than 5 feet). Special setbacks apply whenever an accessory structure is accessed from an adjacent alley (Section 6-180).
- 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. (Example: 10 foot side wall height = Min 7 foot setback)
- 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).
- 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) 334-0100 for more information.



EASEMENTS

Garages cannot be located in a drainage or utility easement (Easements are shown on your property survey).

FROST FOOTINGS FOR ATTACHED GARAGES & ADDITIONS

The following applies to all areas in the City of Faribault with black organic type soils at the depth of the footings. Soils corrections must be designed by a licensed professional engineer, or provide an engineer's soils report to verify minimum bearing capacity of 1,500 PSF prior to issuance of the permit.

FOUNDATIONS

Detached garages may be constructed on a thickened-edge monolithic slab. Attached garages must be constructed on a foundation extending at least 42 inches below finished grade.

WALL CONSTRUCTION

Walls may be framed with minimum No. 3 grade studs spaced 16 or 24 inches on center. Utility grade studs may be used when supporting only a roof, spaced not more than 16 inches on center, and limited to 8 feet in height. All other studs shall be limited to ten feet in height. If a single top plate is used, rafters or trusses must be centered over studs. For walls over ten feet in height, see the Minnesota Residential Code.

ROOF TRUSSESS

Wood trusses may be used as long as they are designed to meet state snow load requirements (35lb live snow load). Trusses must be connected to walls with approved connectors. Truss design drawings must be provided.

WALL BRACING

All walls are required to be braced at each end of each wall by one of the following methods:

- Nominal 1X4 continuous diagonal braces let in to top and bottom plates and the intervening studs or approved metal straps installed in accordance with the manufacture's specifications. Braces must be installed at an angle not to exceed 60 degrees or less than 45 degrees.
- 4X8 wood structural panel sheathing not less than 5/16 inch for 16-inch stud spacing and not less than 3/8 inch for 24-inch stud spacing. Sheathing must be attached with a minimum of 6d nails at 12 inches on center.
- 4X8 structural fiberboard sheathing not less than 1/2 inch thick applied vertically on studs spaced 16 inches on center. Sheathing must be attached with 1 1/2 inch galvanized roofing nails, 6d common nails, or 16 ga 1 1/2 inch staples spaced 3 inches on center around the perimeter and 6 inches on center on intermediate studs.

When garages are fully sheathed with wood structural panel sheathing, wall segments on either side of garage openings that support light frame roofs only with roof covering dead loads of 3 PSF or less shall be permitted to have a 4:1 aspect ratio. For narrower wall segments, see WALL BRACING FOR NARROW WALLS.

GENERAL

Any portion of garage less than 5 feet from the property line shall be fire protected. All garages require a weather-resistive barrier (house wrap) over the exterior sheathing.

GARAGE DOOR STANDARDS & GARAGE DOOR OPENERS

Garage doors must meet minimum wind resistance standards and must come with a **label** indicating the door complies with ANSI/DASMA 108 (designed for 115 mph wind). State law requires that all automatic garage door openers sold and installed be equipped with an automatic reversing device. This means that the door must have a means to reverse the closing function if something is detected in the path of the door.

INSPECTIONS

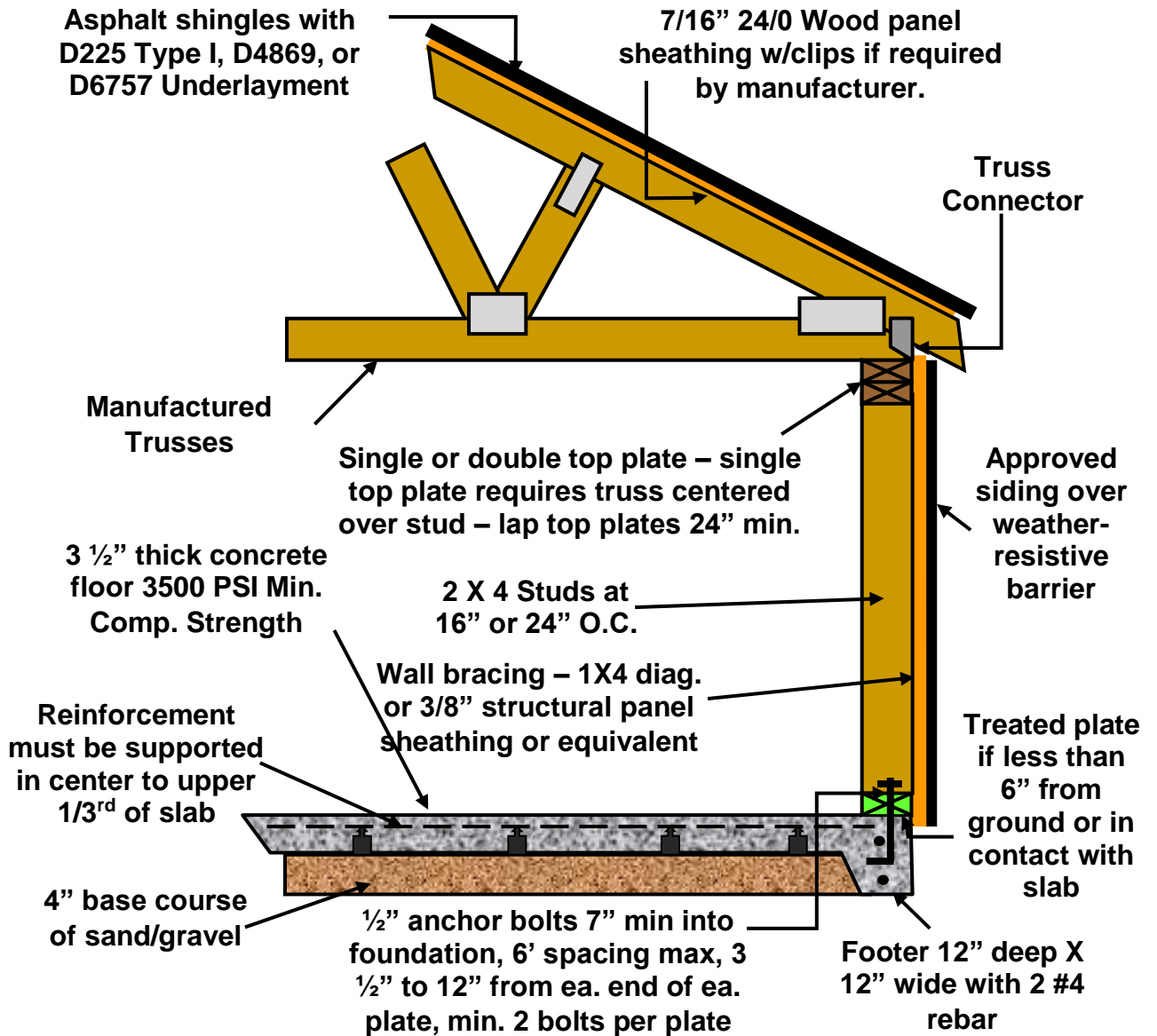
It is the responsibility of the permit applicant to call the Building Department to arrange for the inspections. 24-hour advance notice is recommended. Inspections typically required for the construction of a garage are:

- Footing and foundation inspection (attached garages only) - After form work is in place but prior to pouring concrete. Property pins must be exposed.
- Slab Inspection (detached garages) – after all formwork and reinforcing is in place but prior to the pouring of concrete. Property pins must be exposed.
- Framing Inspection – after all framing and bracing is complete, rough electrical (if any) is approved, roof and weather barrier installed but prior to the application of siding.
- Final Inspection – after completion of the garage and grading (The architectural style, siding and roofing materials shall be compatible with the principal structure).

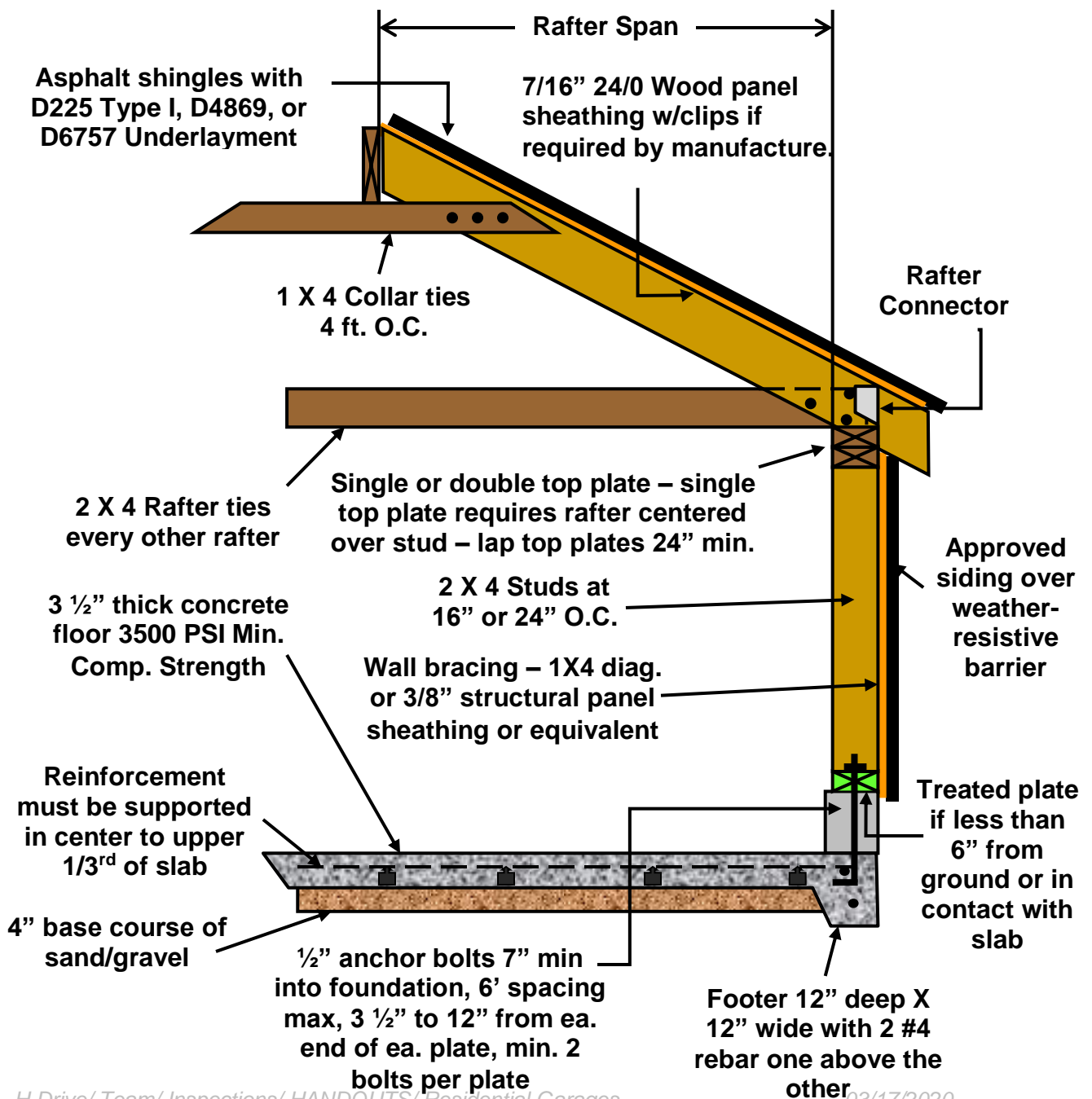
SMOKE ALARMS, CARBON MONOXIDE ALARMS, FIRE WALLS

Smoke alarms are required to be installed in the dwelling when an attached garage is constructed or an existing attached garage is expanded. Carbon monoxide alarms must be installed in a dwelling when any work requiring a permit occurs. A fire wall must be created between a dwelling and a garage if an attached garage is constructed or, in some cases, when an existing attached garage is expanded. Contact the Building Department for specifics.

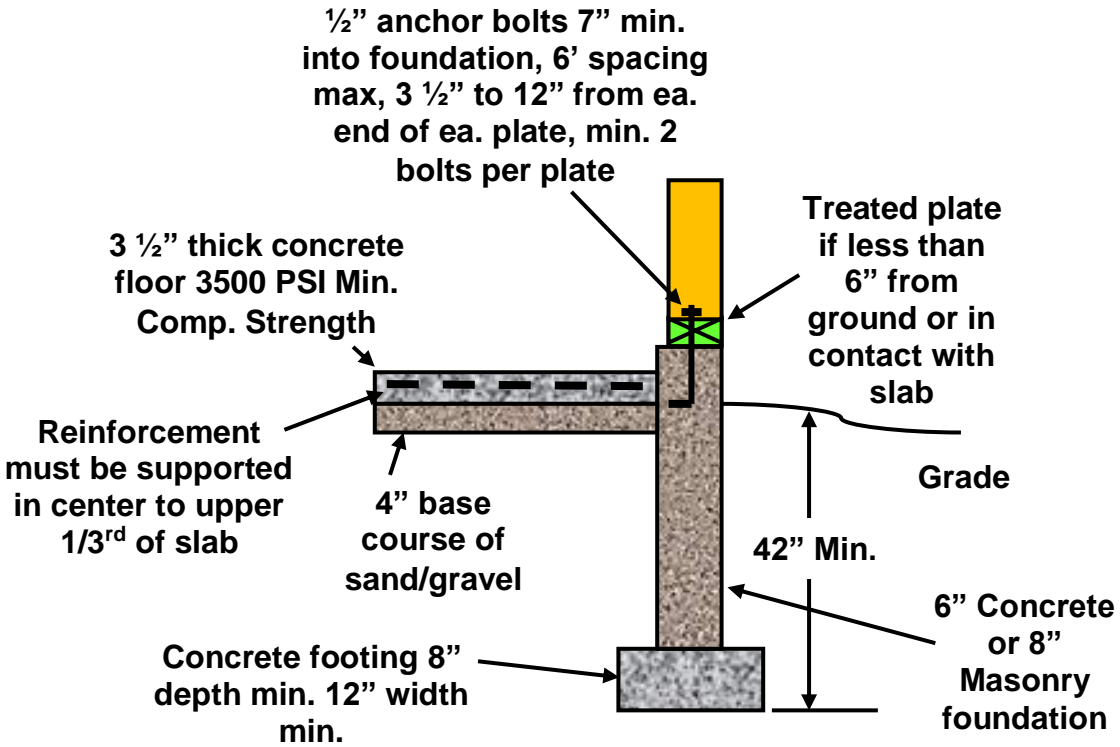
HEADER SIZES FOR GARAGES 20, 24, AND 28 FT WIDE						
	20 Ft WIDE		24 Ft WIDE		28 Ft WIDE	
Span	Header Size	# Jack Studs	Header Size	# Jack Studs	Header Size	# Jack Studs
Up to 3 ft	2-2X4	1	2-2X4	1	2-2X6	1
Up to 4 ft	2-2X6	1	2-2X6	1	2-2X6	1
Up to 6 ft	2-2X8	2	2-2X10	2	2-2X10	2
Up to 7 ft	2-2X10	2	2-2X12	2	2-2X12	2
Up to 8 ft	2-2X12	2	3-2X10	2	3-2X10	2
Up to 9 ft	3-2X10	2	3-2X12	2	3-2X12	2
Up to 10 ft	3-2X12	2	4-2X12	2	4-2X12	2
Up to 12 ft	4-2X12	2	*EWPR		*EWPR	
Over 12 ft	*EWPR		*EWPR		*EWPR	
*Engineered wood product required						



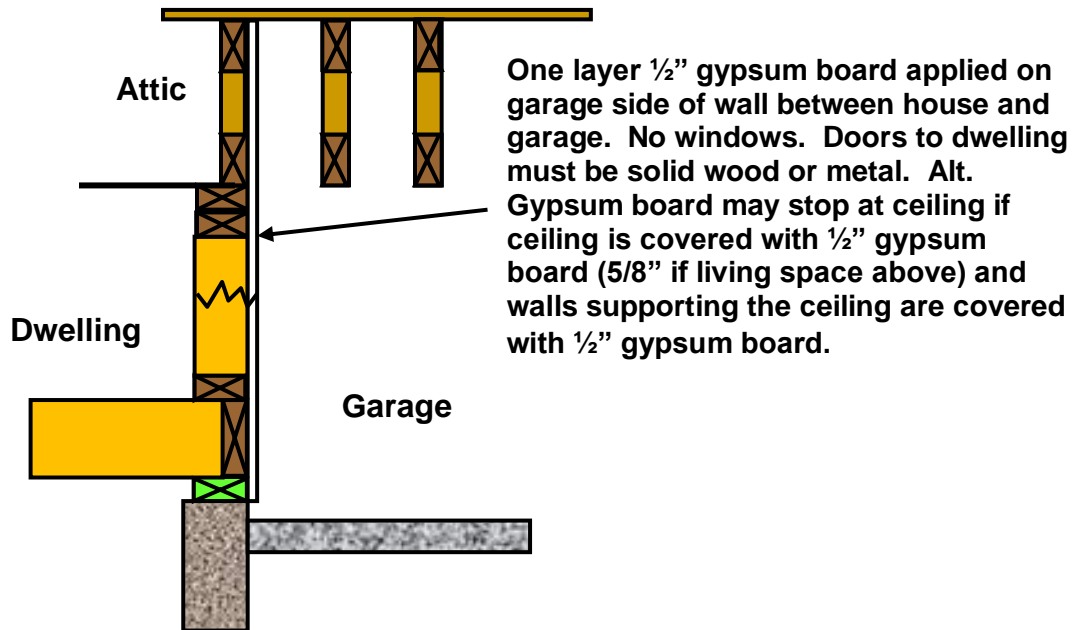
RAFTER SPANS FOR #2 HEM FIR AND SPF					
		2 x 4	2 x 6	2 x 8	2 x 10
12"	Hem Fir	7'5"	11'1"	14'0"	17'2"
	SPF	7'8"	11'3"	14'3"	17'5"
16"	Hem Fir	6'7"	9'7"	12'2"	14'10"
	SPF	6'8"	9'9"	12'4"	15'1"
24"	Hem Fir	5'4"	7'10"	9'11"	12'1"
	SPF	5'5"	7'11"	10'1"	12'4"



FOUNDATION DETAIL FOR ATTACHED GARAGE

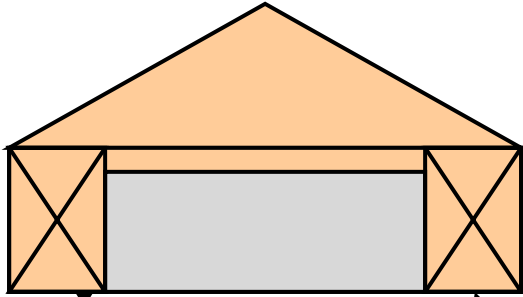


SEPARATION WALL DETAIL FOR ATTACHED GARAGE



WALL BRACING

FRONT
ELEVATION

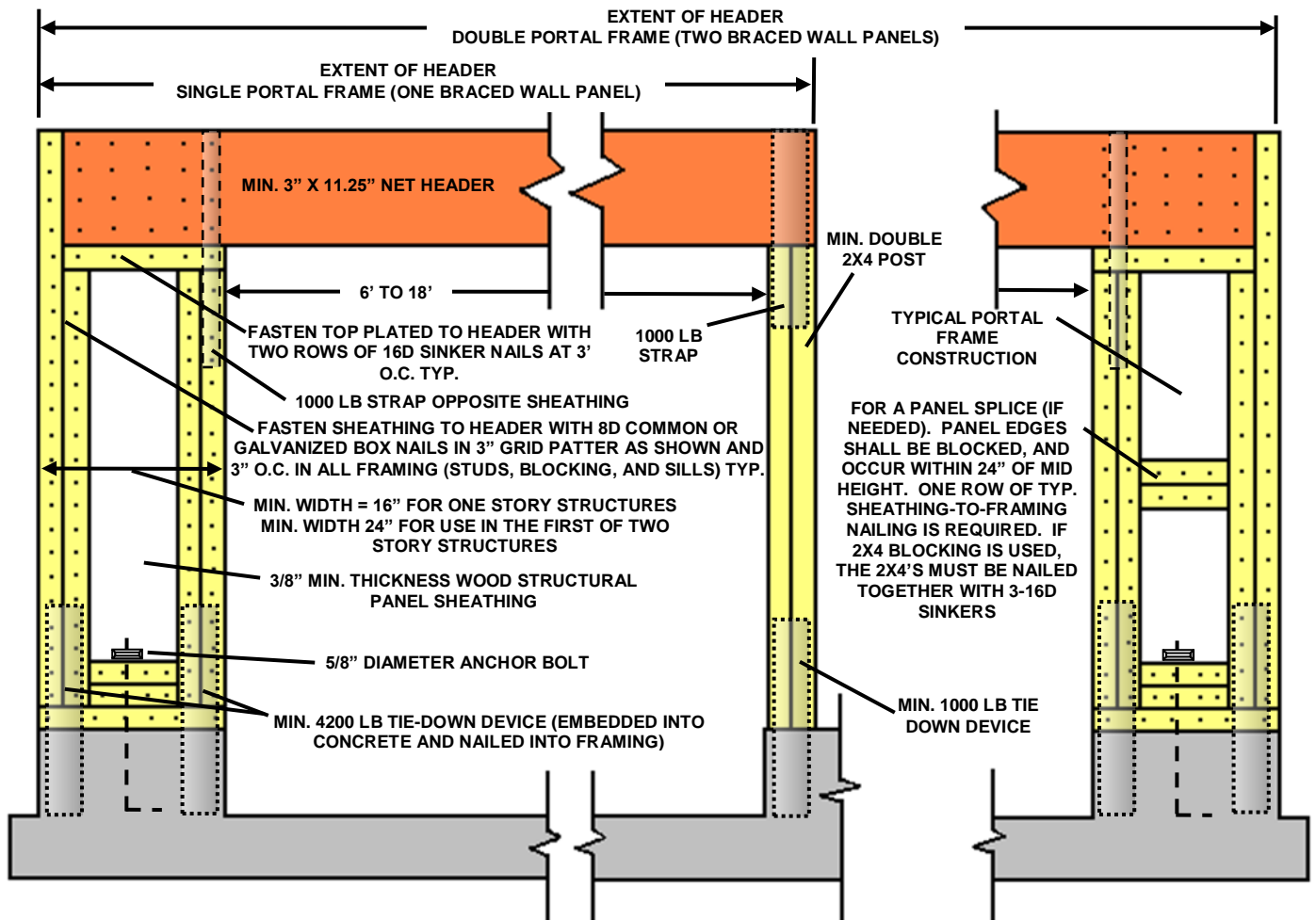


SIDE OR REAR
ELEVATION



4 Ft X 8 Ft 5/16" (16" O.C.) or 3/8" (24" O.C.)
wood structural panels or 1/2" structural
fiberboard sheathing or let-in bracing

WALL BRACING FOR NARROW WALLS





City of Faribault
 208 1st Ave NW
 Faribault MN, 55021
 Phone: (507) 334-2222
 Fax: (507) 384-0509

**GRADING
 Permit Application**

Office Use Only	
App. No.	<input style="width: 150px; height: 20px;" type="text"/>

Date: <input style="width: 100px; height: 20px;" type="text"/>	Tenant/Building Name (If Applicable): <input style="width: 600px;" type="text"/>
Site Address: <input style="width: 950px;" type="text"/>	
<u>Subdivision and/or Addition</u>	<u>Block</u>
<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>
<u>Lot</u>	<u>Plat</u>
<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>
<u>Parcel</u>	<input style="width: 100px;" type="text"/>
<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>

Applicant is: Owner Contractor Other (describe) _____

Property Owner	Name: _____	Phone: (____) _____ - _____
	Last _____ First _____ MI _____	
	Address: _____	Fax #: (____) _____ - _____
	City: _____ State: _____ Zip Code: _____	

Contractor	Company: _____	Phone: (____) _____ - _____
	Name: _____	Contr. No. _____
	Last _____ First _____ MI _____	
	Address: _____	Fax #: (____) _____ - _____
	City: _____ State: _____ Zip Code: _____	

Engineer/ Designer	Company: _____	Phone: (____) _____ - _____
	Name: _____	Registration No. _____
	Last _____ First _____ MI _____	(State of MN)
	Address: _____	
	City: _____ State: _____ Zip Code: _____	

Description of Work:

Approximate Start Date: Approximate End Date:

No. of Cubic Yards: _____ Erosion Control Supervisor: _____
 (Excavation or fill, whichever is greater)

Email: _____ Phone: _____

I hereby apply for a grading permit, and I certify that the information above is complete and accurate. The work will be in conformance with applicable laws of the State of Minnesota and ordinances of the City of Faribault. I understand this is not a permit but only an application for a permit and work is not to start without a permit. I certify that the work will be in accordance with all permit conditions and approved plans (in the case of work which requires a review and approval of plans).

 Applicant's Signature

Date:

When validated by City Engineer, this is your permit. _____
 City Engineer

Date:



City of Faribault

BUILDING CODES DIVISION

Third Floor, 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 statement rules on Federal EPA site at:
http://cfpub.epa.gov/tlplsearchmp_firm.htm
State Web site: http://www.dli.mn.gov/ced/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: _____

BUILDING PERMIT APPLICATION

For Office Use Only

Permit # _____

Permit Types Building Septic System

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

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

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