



Accessory Building

CITY OF ROBBINSDALE

4100 Lakeview Ave North
 Robbinsdale MN 55422
 Phone; (763) 531-1268 Fax; (763) 531-1200
 Website; www.robbsindalemn.com
 Email; permits@ci.robbsindale.mn.us

Permit applications require the following:

1. Two copies of an as built survey and scale drawing showing:
 - A. Lot size and all adjacent streets.
 - B. Exact location and dimensions of all existing and proposed building on the lot.
 - C. Corner monuments (to the satisfaction of the building inspector - on site).
 - D. Statement of elevations when elevations are not shown on survey.
2. Information showing compliance with all zoning and building regulations.
3. Two copies of construction plans:
 - A. Elevation Drawings [exterior views] of front, rear and sides of finished building. Indicate the height from finished grade to the top of the sidewalls and peak.
 - B. Section drawing [side, cutaway drawing] showing the details of the footings, foundation, beam sizes, wall and roof construction.
 - C. Floor Plans of the garage floor showing the length and width of the garage, interior walls, plumbing and heating equipment, use of garage [car storage etc.], window/door locations and header sizes.
4. Miscellaneous:

Zoning: A zoning application may be required if a variance, conditional use permit or special evaluation is required. If the garage is for a use other than accessory storage to a dwelling contact the Building Official for additional requirements.

Permit Fees: Building and zoning fees will be determined after the application and required plans have been approved. Fees must be paid in full before a permit can be issued or work can begin.
5. Completed permit application and required fees.

All permit fees are based on the Uniform Building Code Fee schedule. This schedule is on the back of the building permit application. Building fees will be determined after the application and required plans have been approved. Fees must be paid in full before a permit can be issued or work can begin.

GENERAL INFORMATION

Building permits will not be granted for the erection of any building or structure upon land which is not platted and described as a lot or a tract of a registered land survey, except as provided in Section 16-04 of the City Code. Building permits will not be granted on any lot that does not abut upon a public street.

Homeowners doing their own work are exempt from the license requirement (owner occupant form required). All others must be licensed. A state license is required for all residential work, with the exception of contractors who specialize in one thing (siding, roofing or masonry). These specialty contractors must obtain a city license.

ACCESSORY BUILDINGS

1. Accessory buildings in the rear yard shall not be closer than one and one-half (1-1/2) feet to any lot line.
2. Accessory buildings in a side yard shall not be any closer than five (5) feet to the lot line. If an accessory building is located in a corner side yard, then the required setback shall be the same as what is required for the principal building.
3. No accessory building shall be built within six feet of the principal building unless it is connected to the principal building by a living space.
4. No detached accessory building shall be placed in the front yard.
5. Accessory buildings shall be setback from any alley right-of-way a minimum of two (2) feet.
6. Garages with vehicular access to and from an alley or street right-of-way and with the vehicular entrance fronting the alley or street right-of-way shall be set back a minimum of twenty (20) feet from the property line.
7. Garages with vehicular access to and from an alley or street right-of-way and with the vehicular entrance fronting the alley or street right-of-way shall be set back a minimum of twenty (20) feet from the property line.
8. Garages at an angle shall be set back a minimum of two (2) feet plus be set back an additional minimum of two (2) feet for every ten degrees of angle from the alley right-of-way.
9. Any second accessory building(s) that exceeds two hundred forty (240) square feet in size shall require a conditional use permit.
10. Accessory buildings in the R1 and R2 zoning districts shall not exceed 25% of the rear yard area, 100% of the main floor area of the principal structure or the table below, which ever is most restrictive.
11. Attached garages shall be included in the calculation for the total amount of accessory building square foot coverage.
12. Accessory buildings in the R1 and the R2 zoning districts shall not exceed 16' in height or the height of the principal building which ever is lesser (from grade to roof). In no case shall an accessory building exceed the height of the principal building.
13. No permit will be issued for an accessory building on a lot that does not have a principal building.
14. No accessory building shall at any time be used as a dwelling unit (temporarily or permanently) or for a home occupation.

The chart below sets forth the maximum size for a single accessory building and the total of all accessory buildings allowed:

Lot Width	Maximum Size for a Single Building	Total Coverage of All Accessory Buildings Allowed on a Lot
0 – 49 feet	800 square feet	1000 square feet
50 – 59 feet	860 square feet	1060 square feet
60 – 79 feet	920 square feet	1120 square feet
80 – 99 feet	1000 square feet	1200 square feet
100 plus feet	1200 square feet	1400 square feet

SLAB

1. Floating slabs shall be a minimum of 4 " thick and shall be a minimum of 8" thick around the entire perimeter. Slabs shall not be installed on organic soils. Fill shall be granular compacted soils.
2. The slab must be installed at a level that will provide a 6" separation from wood to earth. (One course of masonry block is suggested.)
3. Anchor bolts shall be ½" x 9" 6'-0" o.c. and within 12 inches of the ends of each plate or splice in the plate. Washers and nuts shall be installed on each bolt.
4. Concrete shall be reinforced with 6 x 6 # 10 woven wire mesh or fiber mesh concrete. Wire mesh shall be installed and interconnected at the time of the footing inspection.

FRAMING

1. Base Plates on concrete shall be treated wood or durable species such as redwood or cedar.
2. Studs supporting floors shall be spaced not more than 16" on center, 2 x 4 studs not more than 10 feet in length and supporting ceiling and roof studs must be spaced 24" on center. Where studs are spaced 24" on center, framing above must be centered over studs.
3. Signed engineered truss specifications will be required when installing trusses. Conventional roof framing must be detailed on plans.
4. Header spans for openings in outside bearing walls on one story frame building with center bearing walls are:

	20 foot wide !	28 foot wide !	36 foot wide
2 – 2 x 4's –	! 3' - 2"	! 2'-9"	! 2'-6"
2 – 2 x 6's –	! 4' - 8"	! 4'-1"	! 3'-8"
2 – 2 x 8's –	! 5' - 11"	! 5'-2"	! 4'-7"
2 – 2 x 10's –	! 7' - 3"	! 6'-3"	! 5'-7"
2 – 2 x 12's –	! 8' - 5"	! 7'-3"	! 6'-6"
3 – 2 x 8's –	! 7' - 5"	! 6'-5"	! 5'-9"
3 – 2 x 10's –	! 9' - 1"	! 7'-10"	! 7'-0"
3 – 2 x 12's –	! 10' - 7"	! 9'-2"	! 8'-2"

5. Garage door headers with 16 foot openings:
 - No roof load 2 - 2 x 12's
 - Hip roof 2 - 2 x 14's
 - Full roof load 3 - 2 x 14's Must be 1 Douglas Fir or equivalent designed beam.

For 18 foot garage door openings and/or garages longer than 24 feet, a special design is required.

SHEATHING

ALLOWABLE SPANS FOR PLYWOOD SUBFLOOR AND ROOF SHEATHING CONTINUOUS OVER TWO OR MORE SPANS AND FACE GRAIN PERPENDICULAR TO SUPPORTS.

Panel Identification Index	Plywood Thickness (inches)	ROOF				Floor maximum span (in inches)
		Maximum Span (in inches)		Load in Pounds per Square Foot		
		Edges Blocked	Edges Unblocked	Total Load	Live Load	
1. 12/0	5/16	12		155	150	0
2. 16/0	5/16, 3/8	16		95	75	0
3. 20/0	5/16, 3/8	20		75	65	0
4. 24/0	3/8	24	16	65	50	0
5. 24/0	1/2	24	24	65	50	0
6. 30/12	5/8	30	26	70	50	12
7. 32/16	1/2, 5/8	32	28	55	40	16
8. 36/16	1/4	36	30	55	50	16
9. 42/20	5/8, 3/4, 7/8	42	32	40	35	20
10. 48/24	3/4, 7/8	48	36	40	35	24

Wall sheathing may consist of approved plywood, fiber board, gypsum or hardboard panels. 1" board may be used, it requires diagonal bracing at corners and at 25' intervals. (fiber board may not be used where studs are 24" on center).

ROOFS

Valley flashing must be a minimum 28 gauge galvanized extending at least 8" from the center line each way and shall have a 3/4" rib at flow line formed as part of the flashing. An underlay of an approved moisture barrier (ice and water shield) shall be provided, extending 18" each way from the centerline.

An approved moisture barrier (ice and water shield) shall be provided, extending 2 feet above the wall line at the entire edge of the roof.

Flashing is required over all exterior exposed openings.

A maximum overhang of 24" is permitted. (Maximum of 0" to 12" may apply at firewalls)

A maximum overhang of 12" is permitted with a 2-foot setback from the alley property line.

Overhangs shall not be closer than 24" to a property line unless the exterior wall is 24" or closer, than the overhang cannot exceed 4"

FIRE PROTECTION

Garages must be separated from living areas with approved materials such as 1/2 inch thick fire code gypsum board, or equivalent, applied to the garage side. A tight-fitting solid wood door 1 3/8" in thickness or a 20 minute labeled fire door shall be provided where a doorway penetrates the firewall. No such doorway shall open directly into a room used for sleeping purposes.

Garages built closer than 6' to an existing dwelling and/or dwelling additions built closer than 6' to an existing garage, shall have fire protection as required for attached garages. They must also comply with the zoning code as required for attached garages. (Footings design shall distribute loading below the existing dwellings foundation wall.

Detached garage walls less than 5 feet to the property line not abutting a street, alley or public way must be one hour rated. One hour rated walls generally consist of 5/8 fire code gypsum board on both the exterior and interior of the wall and shall have no openings in the firewall.

INSPECTIONS

Inspections required include, but are not limited to:

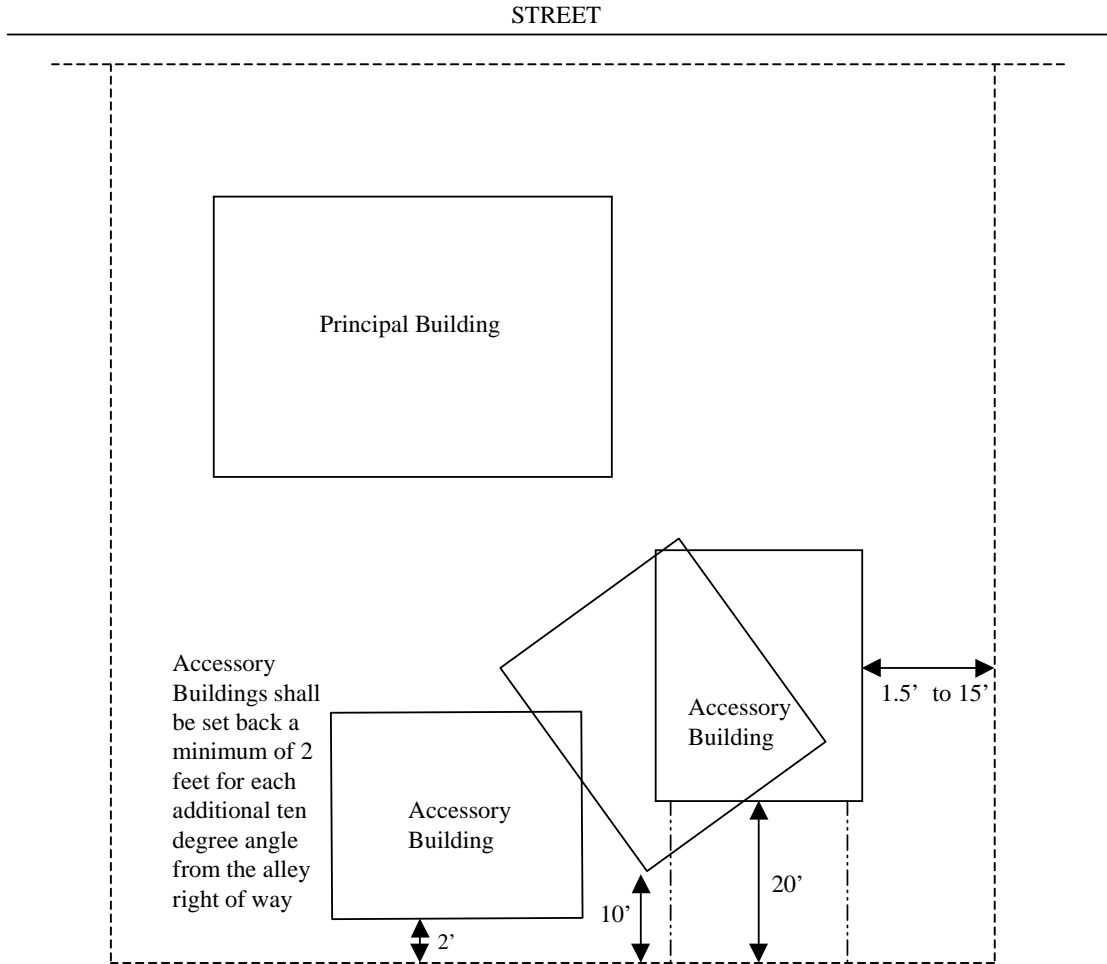
1. Footing – When footing is excavated and formed or slab is formed and reinforcement is in place.
2. Framing – When all framing is complete, all mechanical work is installed, but before insulating.
Garages where framing will not be covered on inside do not require a framing inspection.
3. Gypsum Board – When all gypsum board is applied.
4. Final – When all work is complete.

SPAN TABLES FOR NO. 2 GRADE WOOD MEMEBERS AND "T" JOISTS

FLOOR JOISTS												40# LL + 10# DL L/360	
	2 x 6			2 x 8			2 x 10			2 x 12			
	12" OC	16" OC	24" OC	12"OC	16" OC	24" OC	12" OC	16" OC	24" OC	12" OC	16" OC	24" OC	
Douglas Fir- Larch	10-9	9-9	8-1	14-2	12-7	10-3	17-9	15-5	12-7	20-7	17-10	14-7	
Hem - Fir	10-0	9-1	7-11	13-2	12-0	10-2	16-10	15-2	12-5	20-4	17-7	14-4	
Ponderosa Pine	9-2	8-4	7-0	12-1	10-10	8-10	15-4	13-3	10-10	17-9	15-5	12-7	
Southern Pine	10-9	9-9	8-6	14-2	12-10	11-0	18-0	16-1	13-5	21-9	19-0	15-4	
S-P-F	10-3	9-4	8-1	13-6	12-3	10-3	17-3	15-5	12-7	20-7	17-10	14-7	
Western Cedars	9-2	8-4	7-3	12-1	11-0	9-2	15-5	13-9	11-3	18-5	16-0	13-0	
Western Woods	9-2	8-4	7-0	12-1	10-10	8-10	15-4	13-3	10-10	17-9	15-5	12-7	
TJI®/15	Flange Width = 1 ½"						18-9	17-2	15-1	22-4	20-5	15-1	
TJI®/25	Flange Width = 1 ¾"						19-7	17-11	15-9	23-4	21-4	18-4	
LPI™/ 32	Flange Width = 2 ½"						19-0	18-6	15-11	23-9	22-0	18-10	
RAFTERS: FLAT CIELING ROOMS; ATTACHED GARAGES												40# LL + 7# DL L/180	
	2 x 6			2 x 8			2 x 10			2 x 12			
	12" OC	16" OC	24" OC	12"OC	16" OC	24" OC	12" OC	16" OC	24" OC	12" OC	16" OC	24" OC	
Douglas Fir- Larch	12-8	11-0	9-0	16-1	13-11	11-5	19-8	17-0	13-11	22-9	19-9	16-1	
Hem – Fir	12-6	10-10	8-10	15-10	13-9	11-3	19-4	16-9	13-8	22-6	19-5	15-11	
S-P-F	12-8	11-0	9-0	16-1	13-11	11-5	19-8	17-0	13-11	22-9	19-9	16-1	
Western Woods	10-11	9-6	7-9	13-10	12-0	9-10	16-11	14-8	12-0	19-8	17-0	13-11	
RAFTERS: VAULTED CEILINGS												40# LL = 15# DL L/240	
	2 x 6			2 x 8			2 x 10			2 x 12			
	12" OC	16" OC	24" OC	12"OC	16" OC	24" OC	12" OC	16" OC	24" OC	12" OC	16" OC	24" OC	
Douglas Fir- Larch	11-9	10-2	8-4	14-10	12-11	10-6	18-2	15-9	12-10	21-1	18-3	14-11	
Hem – Fir	11-5	10-0	8-2	14-8	12-8	10-4	17-11	15-6	12-8	20-9	18-0	14-8	
S-P-F	11-9	10-2	8-4	14-10	12-11	10-6	18-2	15-9	12-10	21-1	18-3	14-11	
Western Woods	10-1	8-9	7-2	12-10	11-1	9-1	15-8	13-7	11-1	18-2	15-9	12-10	
TJI®/15	Low Slope: Roof Pitch 6:12 or less							17-4	15-1		20-11	17-1	
TJI®/15	High Slope: Roof Pitch greater than 6:12							15-8	13-8		18-11	16-5	
LPI™/ 32	Low Slope: Roof Pitch 6:12 or less						22-6	20-4	16-1	26-10	23-6	19-2	
LPI™/ 32	High Slope: Roof Pitch greater than 6:12						22-0	19-7	16-0	26-1	22-8	17-7	
RAFTERS: DETACHED GARAGES												30# LL = 7# DL L/180	
	2 x 6			2 x 8			2 x 10			2 x 12			
	12" OC	16" OC	24" OC	12"OC	16" OC	24" OC	12" OC	16" OC	24" OC	12" OC	16" OC	24" OC	
Douglas Fir- Larch	14-4	12-5	10-1	18-2	15-8	12-10	22-2	19-2	15-8	25-8	22-3	18-2	
Hem - Fir	13-10	12-3	10-0	17-10	15-6	12-8	21-10	18-11	15-5	25-4	21-11	17-11	
S-P-F	14-4	12-5	10-1	18-2	15-8	12-10	22-2	19-2	15-8	25-8	22-3	18-2	
Western Woods	12-4	10-8	8-9	15-8	13-6	11-1	19-1	16-6	13-6	22-2	19-2	15-8	
CEILING JOISTS												20# LL + 10# DL L/240	
	2 x 4			2 x 6			2 x 8			2 x 10			
	12" OC	16" OC	24" OC	12"OC	16" OC	24" OC	12" OC	16" OC	24" OC	12" OC	16" OC	24" OC	
Douglas Fir- Larch	9-10	8-9	7-2	14-10	12-10	10-6	18-9	16-3	13-3	22-11	19-10	16-3	
Hem - Fir	9-2	8-4	7-1	14-5	12-8	10-4	18-6	16-0	13-1	22-7	19-7	16-0	
S-P-F	9-5	8-7	7-2	14-9	12-10	10-6	18-9	16-3	13-3	22-11	19-10	16-3	
Western Woods	8-5	7-7	6-2	12-9	11-1	?	16-2	14-0	11-5	?	17-1	14-0	

O.C. = On Center

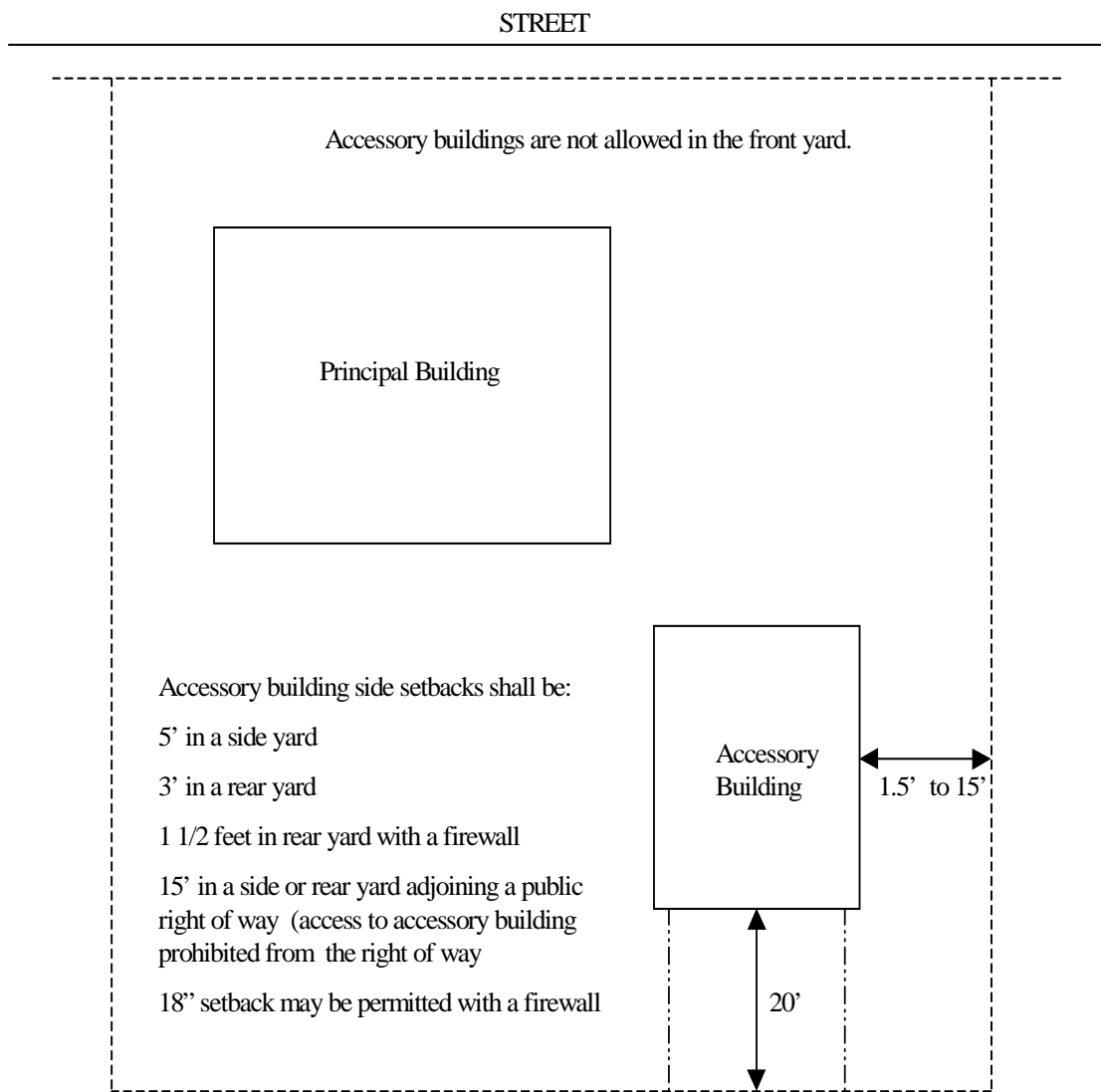
ACCESSORY BUILDING SETBACKS



Accessory Buildings shall be set back a minimum of 2 feet from the rear property line. Setbacks are from property lines not alleys, streets or curbs.

DRAWING NOT TO SCALE

ACCESSORY BUILDING SETBACKS



Accessory building side setbacks shall be:

5' in a side yard

3' in a rear yard

1 1/2 feet in rear yard with a firewall

15' in a side or rear yard adjoining a public right of way (access to accessory building prohibited from the right of way)

18" setback may be permitted with a firewall

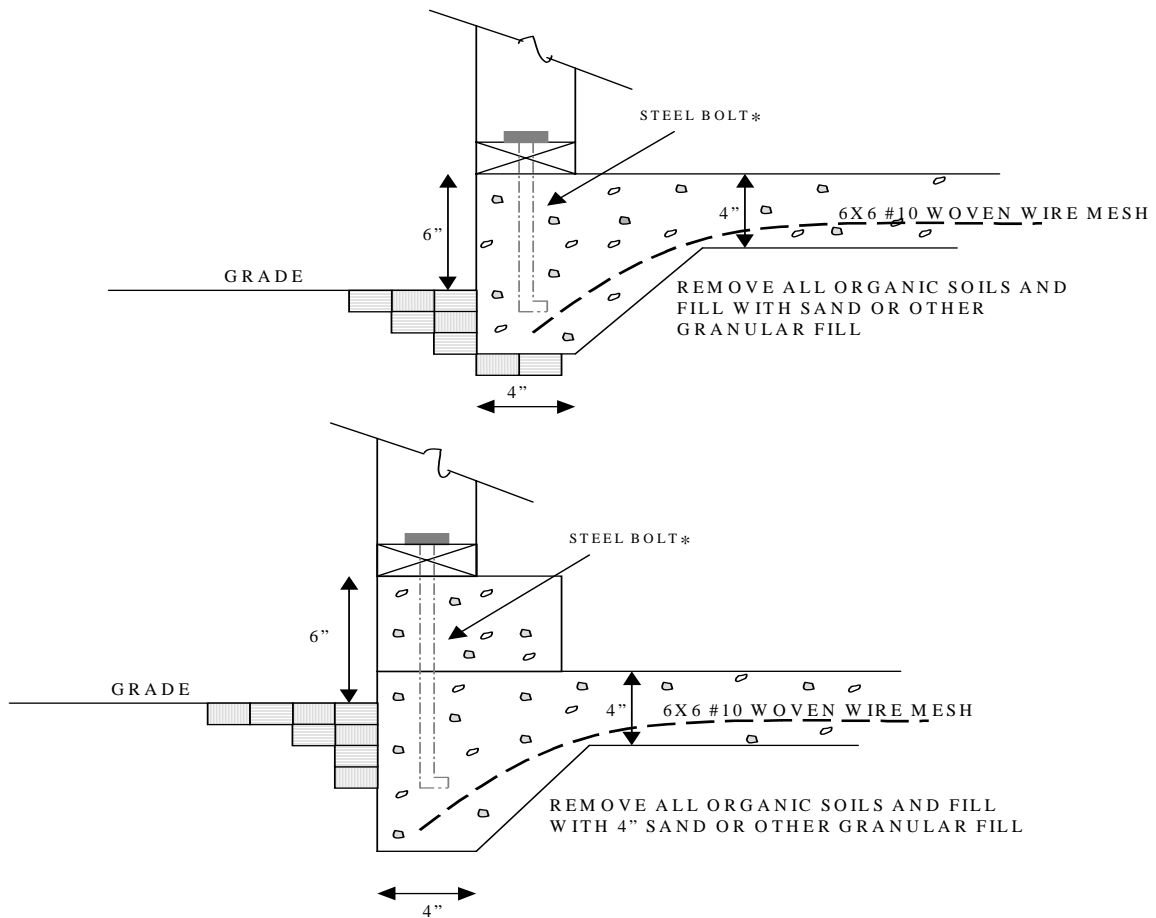
Accessory buildings may not occupy more than 25% of the rear yard.

A garage vehicular entrance fronting an alley or street shall have a minimum setback of 20 feet from the property line.

Setbacks are from property lines not alleys, streets or curbs.

DRAWING NOT TO SCALE

Footing and Concrete Slab Details



DRAWING NOT TO SCALE

* 1/2" MIN STEEL BOLT EMBEDDED 7" MINIMUM (15" INTO UNREINFORCED, GROUTED MASONRY) SPACED 6' (MAX). MINIMUM 2 BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END. (SEE UBC section 2907 (c)).

Electrical Wiring must be inspected and approved by an Electrical Inspector. To obtain a permit call 651-642-0800, to request an inspection call 763-241-2102 between the hours of 7am and 8:30 am, Monday through Friday.

Excavations: Before excavating call Gopher State One 48 hours in advance at 651-454-0002, Greater Minnesota call 1-800-252-1166 to verify the location of underground utilities, etc..

THIS DOCUMENT WAS WRITTEN AS A GUIDE TO THE MOST COMMON QUESTIONS AND PROBLEMS. IT WAS NOT INTENDED NOR SHALL IT BE CONSIDERED A COMPLETE SET OF REQUIREMENTS.

These requirements may change without notice.

INSPECTIONS (763) 531-1268