



## RESIDENTIAL GARAGE GUIDELINES

**T***o apply for a permit to add a garage to your house the following is required:*

*A signed, completed building permit application. A copy of the Certificate of Survey or site plan drawn to scale, showing property lines, existing buildings and the proposed structure location with distances to property lines. Two copies of building plans showing proposed designs and materials. Drawings must be to scale and include the following items:*

### A floor plan indicating:

- The proposed accessory structure size and shape, and setbacks.
- The size, spacing and direction of the roof framing.
- The size and location of windows and doors including header sizes, and type of lumber to be used.

### A cross-section indicating:

- Footing/slab design and size including materials.
- Exterior wall and roof construction materials.
- Height of the structure from grade and the roof slope.

### An elevation indicating:

- Front and side view of the proposed garage.
- Location of the door(s) and windows.
- Siding and roof covering materials.
- Size of all overhangs.

A separate permit is required for electrical, mechanical, and plumbing work. Inspections are also required. Verify the zoning requirements for your property. Structures cannot be placed within any utility or drainage, easements or setbacks; therefore it is important that you check with the Planning Department before starting.

### Footing/ Foundations

- Footings must extend to frost depth for all accessory structures. Exception: A "floating slab" up to 3,000 square feet may be used for the foundation support for detached structures.
- Remove all sod and vegetations and cover with a minimum of 4" of sand fill.

- At the perimeter of the slab, form a thickened edge (haunch) having a minimum vertical dimension at the exterior face of 12", at least 12" wide and sloped upward to the bottom of the slab. Minimum slab thickness shall be 3 1/2".
- In cold weather, protect the concrete from freezing until cured.
- Install a minimum of two #4 rebar horizontally at the footing.
- A minimum of 300 PSI concrete is required for all exterior footings and foundations

### Anchor Bolts

- Foundation plates or sills shall be bolted to the slab or foundation wall with not less than 1/2" nominal diameter steel anchor bolts embedded at least 7" into the concrete and spaced not more than 6' apart. There shall be a minimum of two bolts per piece of sill plate with one bolt located within 12" of each end of each piece.



### Sill Plates

- Foundation plates or sill and sleepers on a concrete slab which are in direct contact with the earth and sill which rest on concrete or masonry foundations shall be approved treated wood or foundation redwood not less than 2" (nominal) in thickness. The sill width shall not be less than that of the wall studs.

### Wall Framing

- Studs must be placed with their wide dimension perpendicular to the wall, be not less than 2" X 4"s and shall be spaced not more than 24" O.C.

### Top Plate

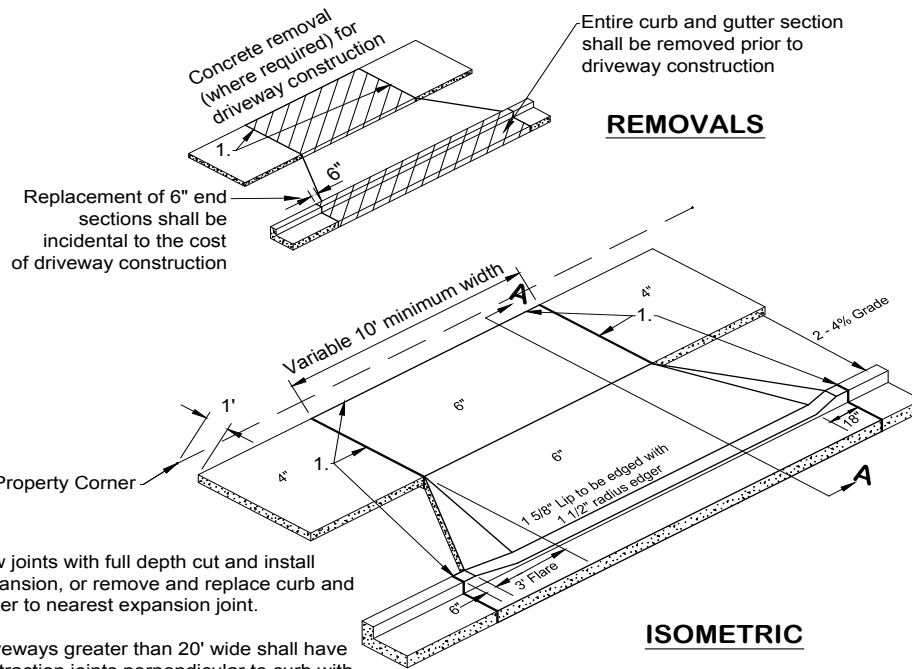
- Bearing and exterior wall studs shall be capped with double-top plates installed to provide overlapping at corners and at intersections of other partitions. End joints in double-top plates shall be offset at least 24".





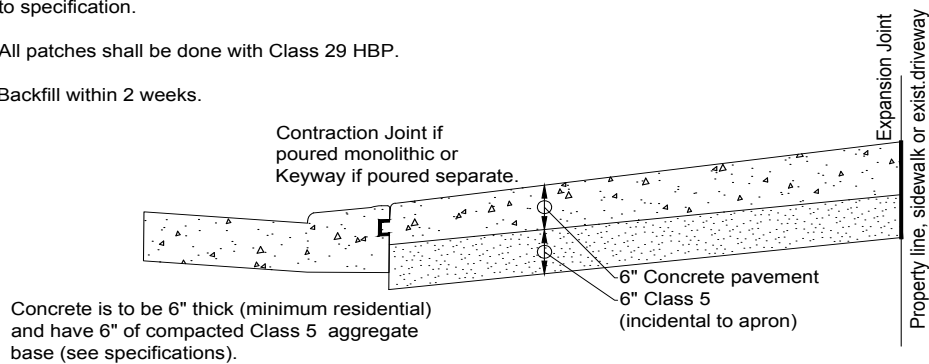
CITY OF MINOT INSPECTIONS DEPARTMENT

1025 31st Street SE Minot, ND 58701, Phone: 701-857-4102



NOTE:

1. Saw joints with full depth cut and install expansion, or remove and replace curb and gutter to nearest expansion joint.
2. Driveways greater than 20' wide shall have contraction joints perpendicular to curb with minimum 10' spacing.
3. Forms are required on all edges.
4. Curb and gutter shall be installed according to specification.
5. All patches shall be done with Class 29 HBP.
6. Backfill within 2 weeks.



**SECTION A-A**

Source: City of Minot Engineering Department

RESIDENTIAL GARAGE APPROACH DETAIL