



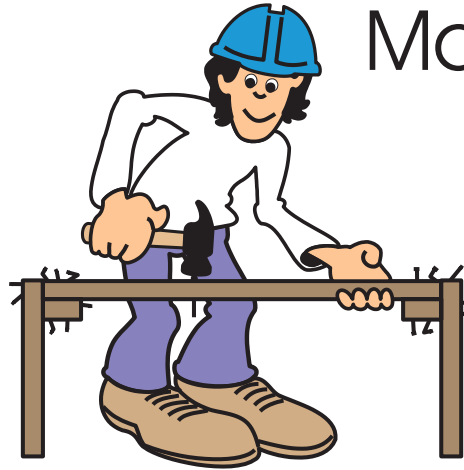
SHED & GARAGE PERMITS Made Easy

City of Spring Lake Park

1301 Eighty First Avenue NE
Spring Lake Park, MN 55432

Office: (763) 792-7212

Fax: (763) 792-7257



PERMIT REQUIREMENTS:

Building permits are required for all sheds and garages over 120 square feet, and zoning permits are required for all shed and garages 120 square feet or less in size constructed within the City of Spring Lake Park. Building and Zoning permits include a plan review of your proposed shed or garage, and inspections to assure compliance with all federal, state, and local building codes. Permits are not designed to be a guarantee of the work, but to provide a reasonable degree of review and observation so that the project will be successful, safe and long lasting.

PERMIT FEES:

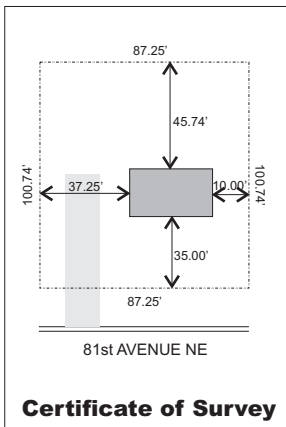
The permit fee is based on the project construction value and is designed to cover the cost of a plan review and all necessary field inspections that will be conducted during construction. The plan review is performed by the Spring Lake Park Building Official in order to spot potential problems or pitfalls that may arise. Also a State Surcharge is added for upkeep of the Minnesota Department of Code Enforcement.

Please contact your local building inspection department to get an exact quote on permit fees for your particular project.

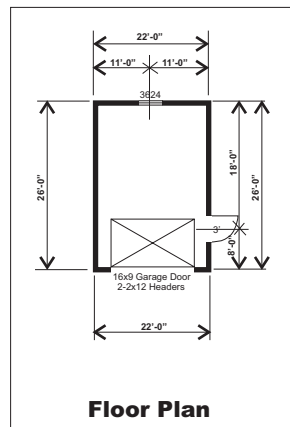
INFORMATION NECESSARY WHEN APPLYING FOR A PERMIT:

Information necessary for the Spring Lake Park Inspections Department to conduct a proper job of plan review and to help the project go as smoothly as possible, is as follows:

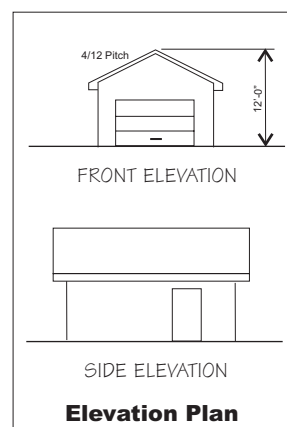
One (1) completed Spring Lake Park Building or Zoning Permit Application



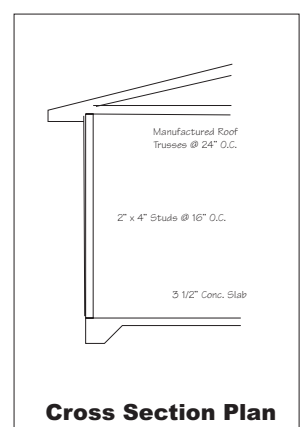
Two (2) Site plan
or Certificate of Surveys



Two (2) proposed
Floor Plan(s)



Two (2) proposed
Elevation Plan(s)



(2) proposed
Cross Section Plan

In planning and designing your shed and garage, the City of Spring Lake Park recommends that you apply these easy five steps as shown below to assure that your project will be in full compliance with applicable codes.

1. Preparing your Site Plan or Survey.
2. Sizing your shed or garage according to setbacks and size guidelines.
3. Designing your shed or garage according to building code requirements.
4. Preparing your Floor and Elevation Plan(s) for your shed or garage.
5. Completing the Building or Zoning Permit Application form.

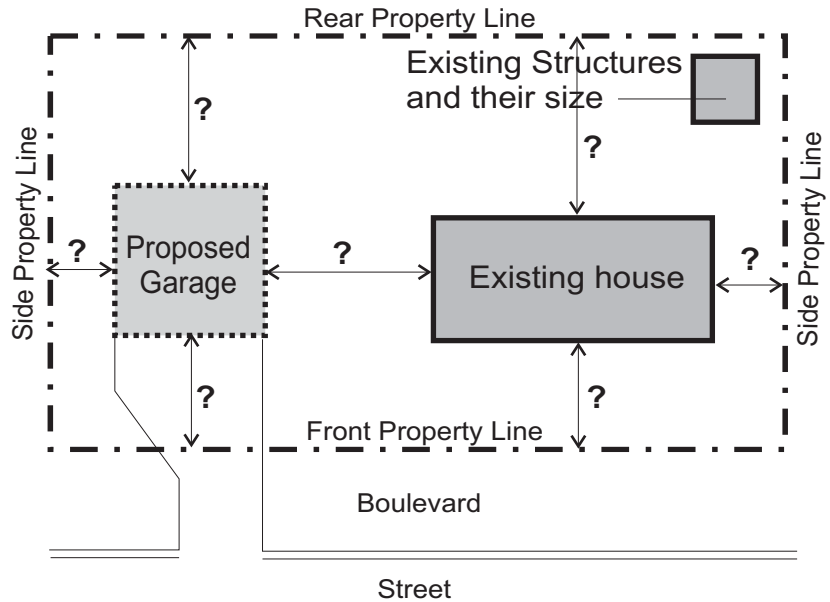
1. PREPARING YOUR SITE PLAN OR SURVEY:

The City of Spring Lake Park requires two copies of a certificate of survey or site plan drawn to scale and indicating the lot dimensions, the location and size of the existing structure(s), and the location and size of the proposed shed or garage. Survey or site plan must also indicate the setback (or distance) from the property lines(s) of the existing and proposed structures. See sample below...

The City of Spring Lake Park highly recommends that you hire a State of Minnesota registered Land Surveyor to survey and plot your site plan. Homeowners are permitted to draw their own site plan.

Listed below for your information are registered surveyors available in the area.

EG Rud & Sons, Inc.	786-5556
Cain & Associates	434-7646
Carley-Torgerson, Inc.	484-3301
Kurth Surveying, Inc.	788-9769
Merila & Associates	533-7595
Lot Surveys Company	560-3093
Kemper & Associates	631-0351
Midwest	786-6909



SAMPLE SITE PLAN

2. SIZING YOUR SHED OR GARAGE ACCORDING TO REQUIREMENTS:

The City of Spring Lake Park regulates size restrictions for attached garages and detached sheds and garages. An attached garage maximum size is not allowed to exceed 1,000 square feet. The maximum size of a detached shed or garage also cannot exceed 1,000 square feet combined or forty (40) percent of the rear yard area, which ever is less. For example, say you have an existing 10' x 15' shed on a 80' wide by 110' deep lot and would like to add a detached garage. First you need to calculate your rear yard area: From the back of your house to the rear property line is 54 feet, and the width of the property is 80 feet. Thus your rear yard area equals 54 times 80 or 4,320 square feet. Now take your rear yard area and multiply it by 40 percent or .4 (4,320 x .4 = 1,728 square feet maximum). 1,000 square feet is less than the 1,728 square feet allowed by rear yard area, thus the maximum garage size is then calculated by taking the 1,000 square feet less the shed size: 1,000 - 150 = 850 square feet maximum detached garage size. All residents are allowed only one detached shed and one detached garage on their property which cannot exceed the forty (40) percent rear yard area or the 1,000 square feet minimum combined.

If you have any questions regarding the calculation of your rear yard area, please contact the Spring Lake Park Building Official at (763) 792-7212.

Placing your shed or garage on your lot according to setbacks:

Setbacks are defined as open space between a property line and a structure or a structure to structure. This space is needed for fire access and fire safety. Setbacks are from exterior wall finish to the property line or exterior finish of an adjacent structure. Your setbacks are calculated by first determining the zoning district in which your property lies. Please refer to the enclosed zoning map to determine your property zone by location. If you have any questions regarding your property zone please contact the Spring lake Park City Hall at (763) 784-6491.

The following setback requirements are set forth for all residential districts:

R-1:	Front Yard: 50'	Rear Yard: 5'	Side Yard: 5'
R-2:	Front Yard: 50'	Rear Yard: 5'	Side Yard: 5'
R-3:	Front Yard: 50'	Rear Yard: 15'	Side Yard: 10'
R-4:	Front Yard: 50'	Rear Yard: 15'	Side Yard: 10'
R-5:	Front Yard: 50'	Rear Yard: 15'	Side Yard: 10'

All detached sheds and garages must maintain a distance of 8 feet between any other structures on site including decks and play structures.

DETERMINING YOUR MAXIMUM SHED OR DETACHED GARAGE HEIGHT:

The City of Spring Lake Park requires that a shed or detached garage have a maximum height of fifteen (15) feet above the top of concrete slab to the roof peak. Attached garage may not exceed the maximum of thirty-five (35) feet to its roof peak.

3. DESIGNING YOUR SHED OR GARAGE ACCORDING TO BUILDING CODE REQUIREMENTS:

Frost footings are required for all attached garages. Floating footings are permitted for all detached garages, while an approved treated or concrete floor is acceptable for sheds. For frost footings the minimum depth to the base of the footing is forty-two (42") inches. The minimum slab thickness shall be 3 1/2" inches using wire mesh or approved fiber mesh mixed in with the concrete. The minimum concrete strength required is 2500 pounds per square inch. In cold weather, protect concrete from freezing until cured (see handout on Cold Weather Masonry).

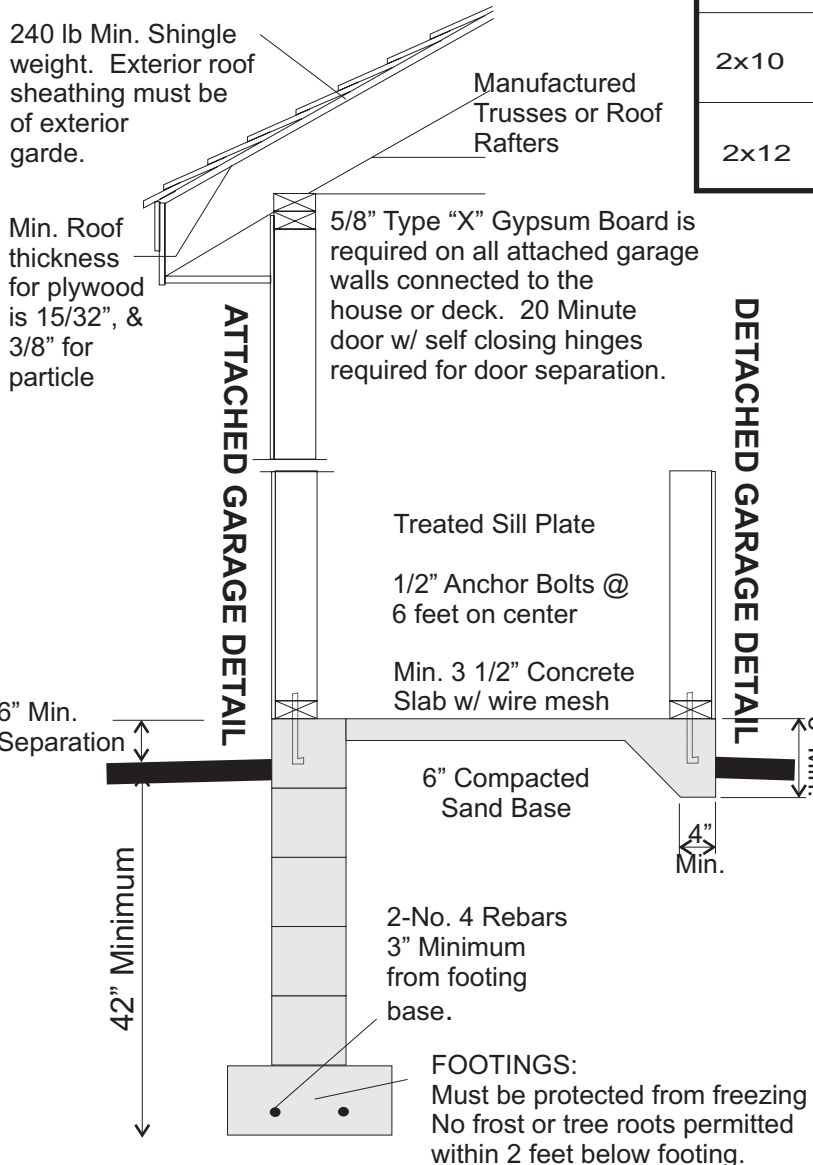
Foundation plates or sills must be bolted to the foundation with not less than 1/2 inch diameter steel anchor bolts per piece, with one bolt located within 12 inches of each end piece. All foundation plates or sills or sleepers on a concrete or masonry foundations must be of approved treated, cedar, or redwood, with not less than 2 inches in thickness, having a width not less than that of the wall studs. Wall studs must be placed with their wide dimension perpendicular to the wall, and not less than two (2) studs must be placed at each corner of an exterior wall. Minimum stud size shall be 2 x 4 and spaced at 24 inches on center. Bearing and exterior wall studs need to be capped with double top plates installed to provide overlapping at the corners and intersections with each other partitions. End joints in double top plates must be offset at least 48 inches. All wall sheathing, siding, roof sheathing and roof coverings must be install according to the manufacturers specifications. All wood used in construction located closer than 6 inches from the ground shall be treated wood or wood of natural resistance to decay (cedar, redwood).

All roof framing size and spacing of conventional lumber used for roof framing depends on the roof pitch, span and the typr of material being used and the loading characteristics being imposed. All structures must be designed to meet or exceed a 30 pound per square foot snow load. Rafters need to be

Framed directly opposite each other at the ridge. A ridge board at least one (1) inch (nominal) in thickness and not less in depth than the cut end of the rafter is required for hand framed roofs. At all valleys and hips, there also needs to be a single valley or hip rafter not less than two (2) inches (nominal) thickness and not less in depth than the cut of the rafter. All rafters must be nailed to the adjacent ceiling joist to form a continuous tie between the exterior wall when the joist are parallel to the rafters. Where not parallel, rafters must be tied to a minimum one 1" x 4" (nominal) cross tie spaced a minimum four (4) feet on center. If manufactured trusses are to be used, submit one (1) copy of truss plans signed by a registered engineer.

HEADERS SIZES FOR OPENINGS IN BEARING WALLS				
For one (1) Story Structures Onlt				
Based on 1200 f Grade Lumber				
30 PSF Live Load & 15 PSF Dead Load				
Header Span	Roof Span 6'-0"	Roof Span 8'-0"	Roof Span 10'-0"	Roof Span 12'-0"
10'-0"	2-2"x10"	2-2"x10"	2-2"x12"	2-2"x12"
12'-0"	2-2"x12"	2-2"x12"	Engineered Micro-Lam	Engineered Micro-Lam
16'-0"	Engineered Micro-Lam	Engineered Micro-Lam	Engineered Micro-Lam	Engineered Micro-Lam

ALLOWABLE SPANS FOR ROOF RAFTERS USING NONSTRESS-GRADED LUMBER			
Size of Roof Rafters (inches)	Spacing of Roof Rafters (inches)	Snow Load = 30 PSF Plate to Ridge = SPAN Use: number 2 - 1200 f Grade Douglas Fir, Western Larch, Southern Pine	
		Supporting Ceiling	Non-Supporting Ceiling
2x4	12	7'-0"	8'-0"
	16	6'-0"	7'-0"
	24	5'-0"	5'-6"
	32	4'-0"	5'-0"
2x6	12	12'-0"	13'-6"
	16	10'-6"	12'-0"
	24	8'-6"	9'-6"
	32	7'-6"	8'-6"
2x8	12	16'-0"	18'-0"
	16	13'-0"	15'-6"
	24	11'-6"	13'-0"
	32	10'-0"	11'-0"
2x10	12	20'-0"	22'-6"
	16	17'-6"	19'-6"
	24	14'-6"	16'-0"
	32	12'-6"	14'-0"
2x12	12	24'-0"	27'-0"
	16	20'-0"	23'-6"
	24	17'-6"	19'-6"
	32	15'-0"	17'-0"



4. PREPARING A FLOOR AND ELEVATION PLAN FOR YOUR SHED OR GARAGE:

Elevations must indicate size, material, and other important construction details such as ceiling heights. Floor plans must indicate dimensions and locations of openings and any firewall notes.

5. COMPLETE THE PERMIT APPLICATION:

Attached with this information sheet you will find a building and zoning permit application for your convenience.

If you hire a contractor to construct your shed or garage, the contractor must be license by the State of Minnesota. It is required that the contractor hired to construct your structure must apply for the building permit indicating his/her license number. Some contractors might suggest that you the homeowner apply for the building permit. By doing this the contractor avoids direct responsibility. If you are building yourself, please remember that if you hire any subcontractors, they too must be licensed.