



GARAGE, SHED & ACCESSORY STRUCTURE HANDOUT

Building Inspections Department | City of Savage | 6000 McColl Drive, Savage, MN 55378
Office: 952-882-2650 | savageinspections@cityofsavage.com

The following information is provided as a general guide for single-family and two-family residential properties and is only a summary of City Code and State Building Code requirements. For questions and additional information, please call 952-882-2650 before starting your project.

SIZE AND HEIGHT

- Total square footage of all accessory structure(s) combined can't exceed 1,000 sq. ft. Attached garage area is included in the total square footage of accessory structure area.
- Total accessory structure area cannot exceed the ground floor (or main floor) area of the residence.
- Maximum height of an accessory structure is 12 feet.
- Garage door height cannot exceed 9 feet.
- Size of structure(s) cannot create more than 35% impervious surface or hardcover of lot. Impervious surface is the area that cannot absorb rainfall, such as rooftops, pavement, pools, sidewalks or patios. Excessive hardcover causes water to run off the surface in greater quantities and at an increased rate of flow.

QUANTITY

- Lots less than ½ acre (21,780 sq. ft. or smaller) in size are allowed one accessory structure in addition to one attached or detached garage but only one detached accessory structure may exceed 120 sq. ft.
- Lots ½ acre and larger (more than 21,780 sq. ft.) in size are allowed two accessory structures in addition to an attached or detached garage. Only one detached structure may exceed 120 sq. ft.
- Gazebos, playhouses, and other similar structures count as an accessory structure.

LOCATION AND SETBACKS

- Accessory structures must be located in the side or rear yard. Structures cannot be placed within a front or corner side yard (see illustration).
- Detached structure setbacks are 5 feet from side property lines and 10 feet from rear property line.
- Structures cannot be located in an easement. Most properties contain a drainage and utility easement around the perimeter of the lot and are shown on the certificate of survey for the parcel. Planning staff can provide information on the location of easements on your property.
- Detached accessory structures cannot cover more than 5% of the rear yard of residential properties.

DESIGN

- Design and construction must match the home.
- Color and exterior building materials must be similar to home including siding.
- Roof style must be the same as the house. Flat roof and barn-style sheds are not allowed.
- Carports and plastic, fabric, or tent-like sheds are not allowed.
- Buildings shall be structurally sound, maintained, and kept in good repair.

**OTHER HELPFUL
INFORMATION CAN
BE FOUND IN THE
FOLLOWING
HANDOUTS:**

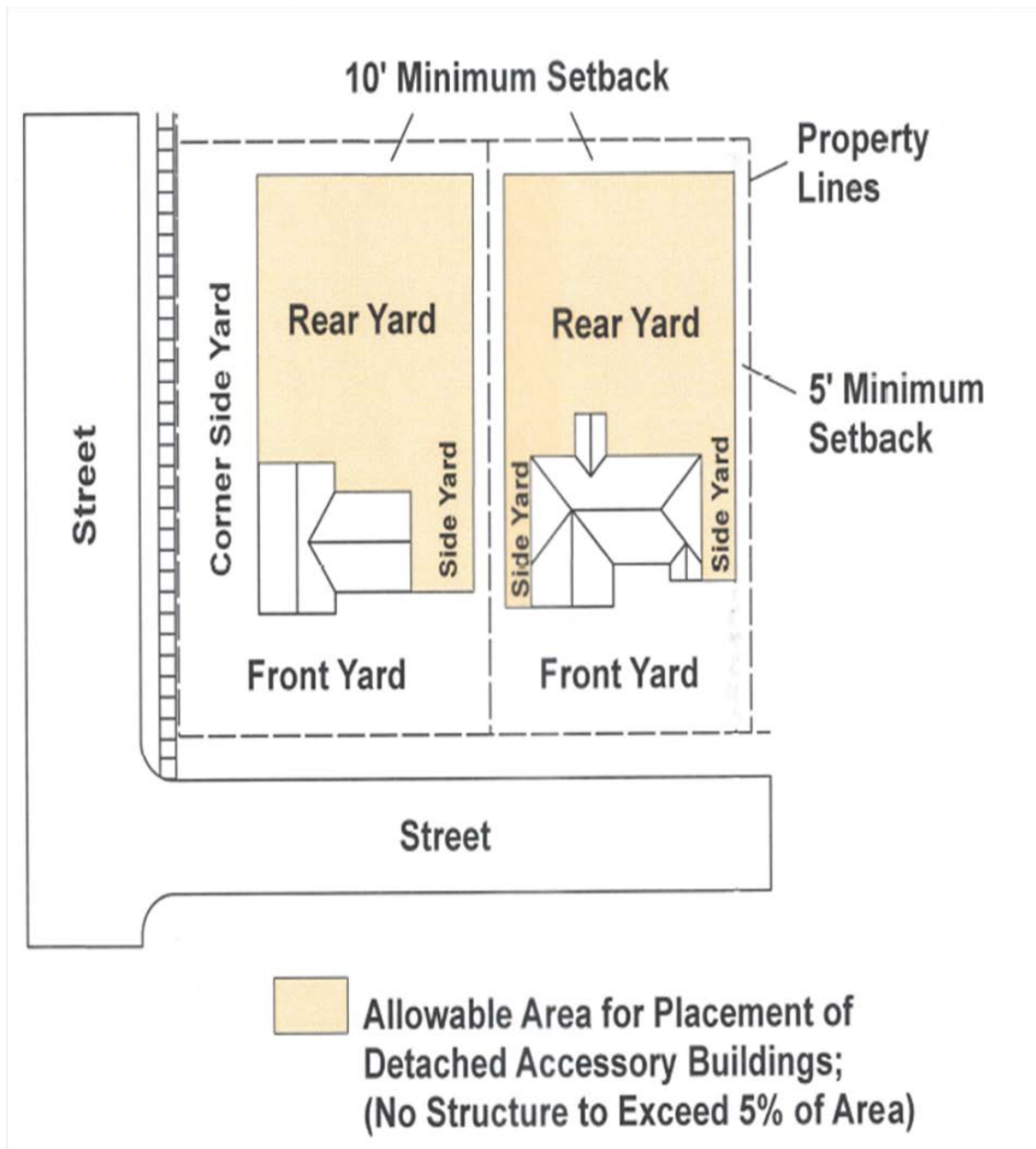
[Property Lines](#)
[Site Plan Example](#)
[Easements](#)
[Driveway and Parking](#)

OTHER REQUIREMENTS

- Driveways must be concrete or asphalt and meet zoning requirements including maximum width at street curb cut/access and 5-foot property line setback. For additional information, please see [Driveway and Parking Handout](#).
- Garages and detached structures may not be used for businesses or home occupations.
- Accessory structures cannot be constructed on any lot before construction of the principal home.
- Your property may also be subject to private covenants or restrictions for your neighborhood. Contact your homeowner's association, if applicable.

Additional requirements may apply if your property includes unique conditions including, but not limited to, wetland buffer and setback requirements, stormwater pond buffers, easements, and other special setbacks. Property owners should contact the Planning Department at 952-882-2650 to verify the proposed structure meets all applicable zoning regulations.

ACCESSORY STRUCTURE LOCATION ILLUSTRATION



PERMITS

A building permit is required for detached structures that exceed 200 sq. ft and for any type of addition onto an attached garage. Structures that do not require a building permit are NOT exempt from building and zoning code regulations and you are still responsible for compliance with all applicable regulations.

PERMIT APPLICATION SUBMITTAL REQUIREMENTS

All of the following must be completed and submitted for review and permit issuance:

- Signed building permit application form filled out completely.
- Certificate of survey or site plan drawn to scale, showing the following:
 - Address and legal description
 - Scale and north arrow
 - Property lines and lot line dimensions
 - All easements of record
 - Location and dimensions of existing and proposed structures showing distance (setback) to property lines
 - Impervious surface calculations
 - Location of wetland, ponds, or other significant land features
- Two copies of building plans showing proposed designs and materials. Drawings must be to scale and include the following items:
 - Floorplan indicating:
 - Proposed accessory structure size and shape
 - Size, spacing, and direction of the roof framing
 - Size and location of windows and doors including header sizes, and type of lumber to be used.
 - Cross-section plan indicating:
 - Footing/slab design, size and materials
 - Exterior wall and roof construction materials
 - Height of the structure from grade and the roof slope
 - Elevation plan indicating:
 - Front and side view of the proposed garage
 - Location of doors and windows.
 - Siding and roof covering materials
 - Size of all overhangs
- A separate permit is required for electrical work. All electrical permits and inspections are done through the State of Minnesota and applications are available at [MN Department of Labor and Industry Electrical Permits - Homeowners](#). For questions regarding electrical work, please contact State Electrical Inspector Justin Doebbeling at 612-643-1838 from 7 a.m. – 8:30 a.m.

OTHER

- You must contact Gopher State One Call at least 48 hours before you dig to locate utilities by using their [Online Location Request System](#) or by calling 811, 651-454-0002, or 1-800-252-1166.
- Additional information for homeowners on hiring a contractor can be found at [MN Department of Labor and Industry - Homeowners](#)

BUILDING REQUIREMENTS

General building requirements are based on the 2020 Minnesota State Building Code, 2018 International Residential Code and Savage City Code. For specific code requirements, please contact a design professional or the Savage Building Department at 952-882-2650.

Foundation/Footings

- Frost footings or slab on grade up to 1,000 sq. ft. may be used for foundation support.
- Sod, root structures, and other fibrous materials must be removed and covered with 4" sand fill.
- Minimum slab thickness shall be 3 ½".
- 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.
- In cold weather, protect concrete from freezing until cured. Install one #4 rebar at the top and bottom of the footing.

Anchor Bolts

Foundation plates or sills shall be bolted to the slab or foundation wall with not less than ½" nominal diameter steel anchor bolts embedded at least 7" into the concrete and spaced no 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 that are in direct contact with the earth and sill, which rest on concrete or masonry foundations, shall be of 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" on center.
- Wood used within 6" to earth shall be naturally resistant to decay or treated wood.

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".

Sheathing, Roofing & Siding

Approved wall sheathing, siding, roof sheathing, and roof covering must be installed per manufacturer's recommendations. Caulk and flash all exterior openings.

Roof Framing

- Size and spacing of conventional lumber used for roof framing depends upon the roof pitch, span, the type of material being used and the loading characteristics being imposed. Garages must be designed for the appropriate [snow load in your area](#).
- Rafters need to be framed directly opposite each other at the ridge. A ridge board at least 1" (nominal) 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 2" (nominal) thickness and not less in depth than the cut of the rafter. For roof slopes less than 3:12, the valleys need to be designed as beams.
- Rafters must be nailed to the adjacent ceiling joist to form a continuous tie between exterior walls when the joists are parallel to the rafters. Where not parallel, rafters must be tied by a minimum 1" by 4" (nominal) cross tie spaced a maximum 4' on center. Manufactured trusses are to be installed per the manufacturers' instructions.

Concrete Curb Block

- Concrete masonry curb blocks shall be at least 6" modular width (4" curb blocks are not permitted by code).

REQUIRED INSPECTIONS

Please call 952-882-2650 at least 24 hours in advance to schedule required inspections. Inspections are scheduled Monday through Friday 8:30 a.m. to 4:00 p.m. and typical inspections may include:

1. Footings or concrete slab

After the holes are dug, loose dirt and water are removed and any reinforcement is in place, but prior to the pouring of concrete.

2. Electrical, plumbing, and mechanical

Complete rough-ins before framing. Contact the State Electrical Inspector for the electrical rough-in inspection prior to contacting the City.

3. Framing

When framing and roof is complete and the windows are installed.

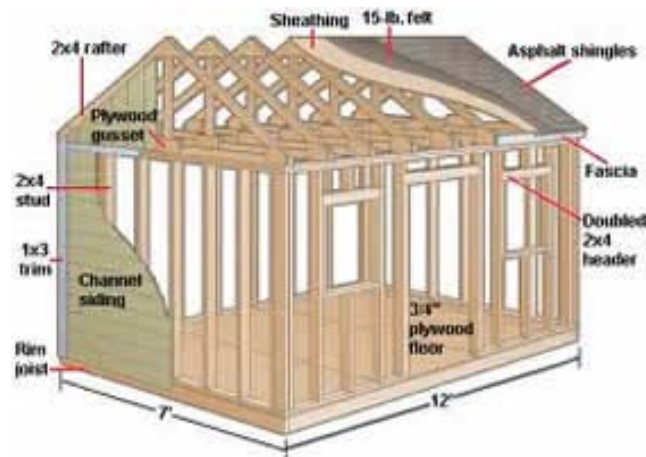
4. Insulation

After framing and electrical inspections have been approved.

5. Final

Final electrical inspection must be completed before the final building inspection.

Below are some examples of drawings which may assist you and are intended as a GUIDE only.



FRONT ELEVATION

