



GARAGE/ACCESSORY BUILDINGS REQUIREMENTS

Attached and Detached: Building Permits are required for all garages

When Applying for a Building Permit

1. Application for building permit
2. Application for zoning certificate
3. Site Plan
4. Cross Section with elevations
5. 2 Copies of construction plans
6. Grading Plan (Grading permit if required)
7. Truss specs if used (1 copy of stamped engineered plans)

Land Use Restrictions

Setbacks from property lines vary depending upon the zoning district your home is located in. They may also vary dependent on whether the garage/accessory building is attached to the home or detached. Additional zoning provisions may apply, like lot coverage, building height or the limitations to number and size of accessory structures on the lot. Contact the Community Development Department for the requirements in your location. You can also access this information in Chapter 17 of the City Code on the City website. Having this information is an important first step in the planning for any garage/accessory building project.

Building Code Requirements

Footings: Footings must be extended below frost depth for all attached garages. A “floating slab” may be used for the foundation support of detached garages. The perimeter of the slab must be thickened to a minimum vertical dimension of 10 inches at the edge. The bottom of the thickened edge must be at least 12 inches wide and then may be sloped upward to meet the bottom of slab at a 45 degree angle. The minimum slab thickness must be 5 inches. The minimum concrete strength required is 2500 pounds per square inch. In cold weather, protect concrete from freezing until cured. Any structure over 1000 square feet requires an engineered slab.

Anchor Bolts: Foundation plates or sills must be bolted to the foundations with not less than ½ inch diameter steel bolts embedded at least 7 inches into the concrete and spaced not more than 6 feet apart. There must be a minimum of two bolts per piece with a bolt located within 12 inches of each end of each piece (also within 12” of each corner).

Sill Plate: All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sill which rest on concrete or masonry foundations must be of approved treated wood, foundation cedar or redwood not less than 2 inches in thickness, having a width not less than that of the wall studs. A sill seal is required under the plate.

Wall Framing: Studs must be placed with their wide dimension perpendicular to the wall, and not less than three studs must be installed at each corner of an exterior wall. Minimum stud size is 2 X 4 and space not more than 24 inches on center.

Top Plate: Bearing and exterior wall studs need to be capped with double top plates installed to provide overlapping at corners and at intersections with other partitions. End joints in double top plates must be offset at least 48 inches on bearing walls.

Trusses: Structural engineering for truss design must be provided.

Sheathing, Roofing, & Siding: Approved wall sheathing, siding, roof sheathing and roof coverings must be installed according to the manufacturers specifications.

Ice & Water: I&W will only be required if the structure is attached to the home or if the structure is heated.

Wood & Earth Separation: Wood used in construction located nearer than 6 inches to earth shall be treated wood or wood of a natural resistance to decay (cedar, redwood).

Wall Opening Protection: Exterior garage walls located within 6 feet of a dwelling or 3 feet to any property line must be protected with materials approved for one hour fire resistive construction.

Electricity: Electrical permits are required for wiring done in an accessory structure and must have State Inspectors Electrical wiring rough-in and final before building can be signed off.

Required Inspections

1. Footing/Concrete Slab: To be made after all form work is set up, mesh laid, rods wired in, etc. but PRIOR TO THE POURING OF CONCRETE.
2. Framing: To be made after all framing , blocking, sheathing and bracing are in place.
3. Ice & Water (if required): To be made before shingles are applied.
4. Final: To be made upon completion of the structure and finishing grading.
5. Other Inspections: In addition to the 4 inspections above, the inspector may make or require other inspections to ascertain compliance with the provisions of the code or to assist you with your questions or concerns during the construction process.

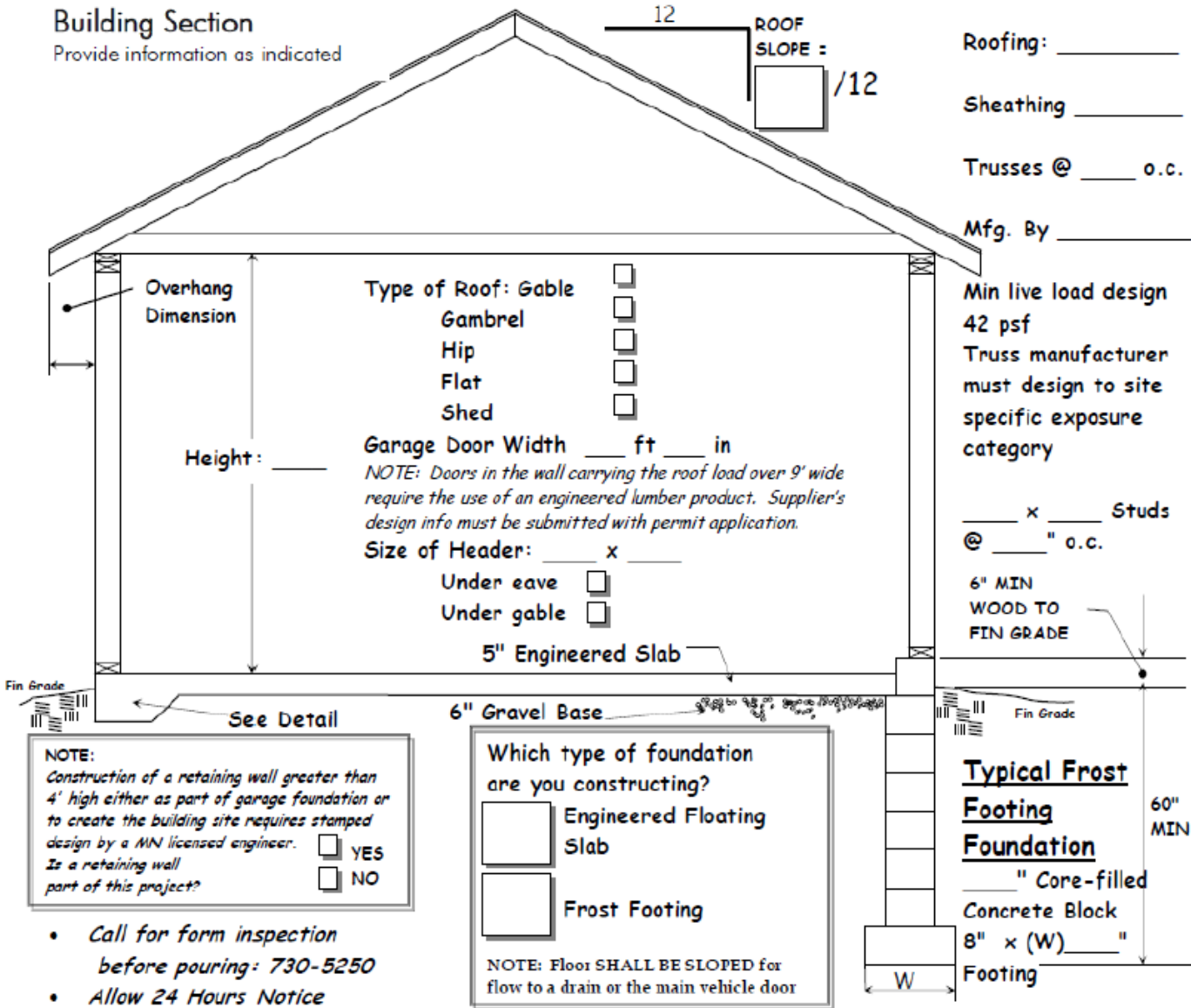
**24 HOUR NOTICE IS REQUIRED FOR INSPECTIONS
PLEASE CALL 218-879-2507 TO SCHEDULE INSPECTIONS**

CHECK THIS LINK FOR THE DEPT OF LABOR & INDUSTRY INFORMATIONAL BROCHURE:

http://www.dli.mn.gov/CCLD/PDF/bc_webgarages_06_07.pdf

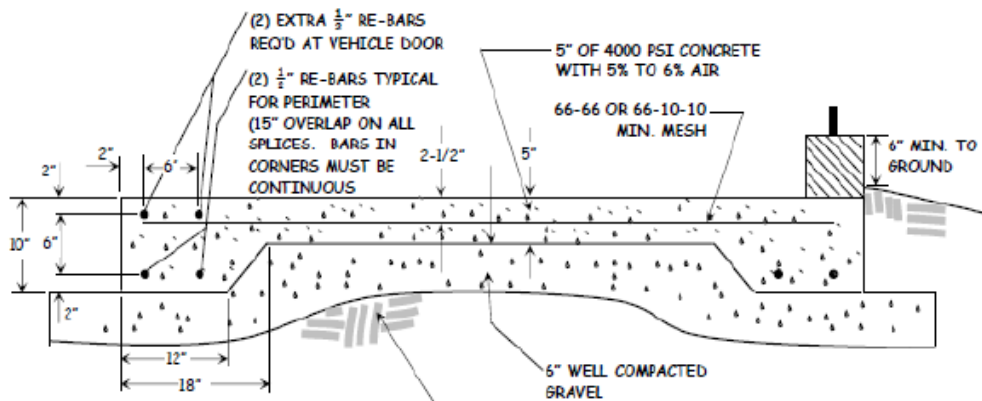
Building Section

Provide information as indicated



Engineered Floating Garage Slab Detail

Minimum standards for one story detached garages over 400 s.f. and less than 1500 s.f.



NOTES:

1. TREATING OIL RECOMMENDED
2. USE 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 7" INTO CONCRETE, MAX. 6' SPACING
3. FOUNDATION PLATES ON A CONCRETE SLAB SHALL BE TREATED WOOD OR FOUNDATION REDWOOD

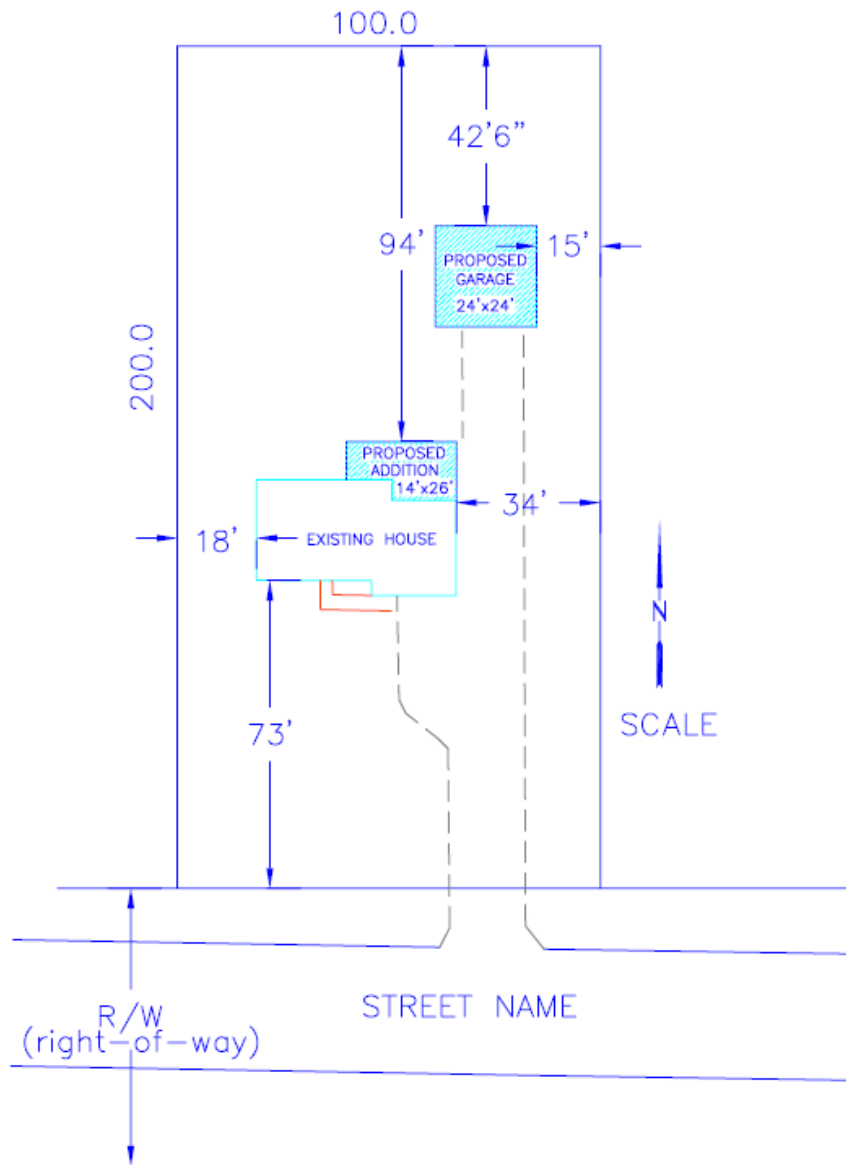
SITE PLAN REQUIREMENTS

All applications for Building Permits that involve construction of a new building or structure, and/or an addition to an existing building or structure, **must be accompanied by a site plan**. The site plan shall contain as a minimum, the following information:

1. Be drawn to a convenient scale, with a north arrow designating direction.
2. Legal Description.
3. All yards clearly labeled (front, side, rear).
4. All platted and recorded easements.
5. Distances between buildings and between all buildings and property lines shall be clearly indicated.
6. Dimensions of the property clearly indicated, dimensions of the proposed driveway indicated.
7. Streets and street name(s) clearly indicated and labeled, house number to be indicated on the home.
8. Use of each building clearly labeled (i.e. house, garage, shed, etc.), commercial permits indicate construction type and occupancy type of each building.
9. All proposed buildings, A future garage location must be indicated if a proposed residential building does not include garage construction.
10. Generalized drainage and landscaping on the property, including contours and/or spot elevations. Building and lot elevations should be provided at each corner of the structure.
11. Location of stakes established by the surveyor along each side lot line a distance of 25 feet (residential) or 65 feet (farm residential) from the front lot corner. In some cases (i.e. urban core) a new survey may be required to establish property lines.
12. Any major natural features, such as water bodies, steep slopes, wetlands, large trees, rock outcroppings, etc. shall be clearly labeled, with distances to buildings and property lines indicated.
13. When design of a structure is required to be by a licensed professional, the site/grading plan shall be designed and signed by a civil engineer.
14. The architectural site plan shall show the parking, curb cuts, signs, and required accessibility path, etc. if not shown on the civil drawings, including above information.

Providing this information will assist the City Staff in the timely review of permit applications, and will hopefully eliminate confusion regarding compliance with City Codes and Ordinances. There will be no exceptions to this site plan requirement.

EXAMPLE OF A SITE PLAN DRAWING





I hereby certify that the site plan shown below is a correct set back plan of dwellings and other structures.

Signature _____ Date _____



Community Development Department
101 14th Street, Cloquet, MN 55720
218-879-2507
www.cloquetmn.gov

EROSION AND SEDIMENT CONTROL REQUIREMENTS

Congratulations on your project in Cloquet. Before you get started, it is important that you are aware of regulatory requirements relating to erosion and sediment control. This information is provided to help you better understand your obligations. Federal, state, and local regulations require erosion and sediment control at some construction sites in order to protect water quality.

Polluted stormwater runoff is a primary threat to water quality in the U.S. In particular, uncontrolled stormwater runoff from construction sites can carry a lot of dirt (sediment) and other pollutants that are harmful to lakes, streams and wetlands. The good news is that when proper controls are implemented at construction sites, the amount of soils and other pollutants transported offsite by stormwater runoff is significantly reduced.

Effective erosion and sediment controls include a variety of practices, including minimizing the area of disturbance, stabilizing exposed soils in areas not being actively worked, maintaining vegetative buffers, installing perimeter controls around the area of construction, protecting downstream inlets, and stabilizing the construction entrance to prevent tracking onto the road.

Cloquet City Code

- No grading activity shall be performed without first having obtained a Grading Permit.
- All Grading Permit Applications are to be accompanied by an acceptable site plan illustrating all proposed erosion, sediment control and restoration practices.
- Any land disturbing activity, regardless of project size, and requirement for a permit is to be undertaken in a manner designed to prevent erosion and sedimentation.
- Any project disturbing an acre or more, or that is part of common plan of development that disturbs an acre or more (i.e., a subdivision), must also comply with State NPDES permit requirements (see below).

NPDES Permit Requirements

Federal regulations require a national Pollutant Discharge Elimination System (NPDES) stormwater permit for any construction project that disturbs one acre or more, or that is part of a common plan of development that disturbs an acre or more. In Minnesota the NPDES permit program is administered by the Minnesota Pollution Control Agency (MPCA).

If your project will impact an acre or more and is not within a new subdivision you must obtain an NPDES construction stormwater permit prior to commencing construction. Visit the [MPCA website](#) for more information on how to apply for permit coverage. It is your responsibility to obtain and comply with all required permits. You may also be required to submit verification of NPDES permit coverage to the City.

If your building lot is within a new housing development, the developer will have already obtained a NPDES permit from the MPCA. The NPDES permit covers all development activities within the subdivision, including construction on individual lots. As lots within the development are sold, the responsibility for ensuring compliance with the permit shifts from the developer to the new owner and operator (*that's you*). Thus, you

are responsible for complying with all of the terms and conditions of the NPDES permit for all construction activities on your lot. This means you must:

- Ensure that effective erosion and sediment control measures are implemented on your lot throughout the duration of construction until the site is permanently stabilized. You will be subject to enforcement action from the MPCA for failure to comply with permit requirements.
- Submit to the MPCA a complete permit modification form for your lot prior to commencing construction and within seven days of taking ownership/control of the property. This form officially transfers the responsibility for permit compliance from the original owner (developer) to you. The developer should provide you with a copy of the required form. Failure to submit the form to the MPCA will not exempt you from your erosion and sediment control responsibilities.

Wetlands

Many lots within the city of Cloquet contain wetlands. Some wetlands are difficult for untrained persons to recognize. If wetlands are on your property, a professional delineation may be required before your project is approved. Impacts to wetlands are strictly regulated, and you may not fill or otherwise impact any wetlands on your property unless you have obtained the necessary permits to do so. For more information, contact the City Planning and Zoning Administrator Al Cottingham at 218-879-2507 (ext. 3).

Compliance and Inspection

It is important that you take this matter seriously. Your project site is subject to inspection throughout the duration of construction by representatives of the City and/or MPCA. Failure to implement erosion and sediment control measures when required to do so, or to impact a wetland without a permit, is a violation of federal, state, and/or local regulations and may result in fines, penalties, and/or a stop work order.

Questions?

In order to keep your project running smoothly it's always best to ask if you are uncertain about what is required at your project site. If you have questions or need assistance, please contact Caleb Peterson Assistant City Engineer at 218-879-6758.