



**Lonsdale Building Inspections Department**  
**415 Central Street W.**  
**PO Box 357**  
**Lonsdale, MN 55046**  
**(507) 744-2327 fax (507) 744-5554**

**SPECIFICATIONS FOR DETACHED GARAGE**  
**REQUIRED INFORMATION WHEN APPLYING FOR PERMIT**

This information only outlines general code requirements relative to building a detached garage. For specific code requirements, please contact a design professional or the Lonsdale Building Department at 507-744-2327. Separate permit is required when installing electrical. For questions regarding electrical work, please contact the State Electrical Inspector, Randy Edel, at 507-334-3748 (7:00-8:30 a.m., M-F). Inspection record card shall be made available to the inspector. The card shall be posted in a visible location in the construction area. Finally, contact Lonsdale Planning & Zoning Department for any zoning requirements that may need to be met.

**ITEMS REQUIRED BEFORE A PERMIT WILL BE ISSUED**

1. Completion of Building Permit Application.
2. Submit a copy of a **Certificate of Survey** drawn to **scale** showing property lines, existing buildings, and the proposed structure location with distances from property lines. Also indicate the setbacks from property lines.
3. A copy of plans showing proposed designs and materials. Plans shall be drawn to scale and shall include the following information.
  - A floor plan indicating:
    - Proposed garage size.
    - Type, size, spacing and direction of roof framing.
    - Location and size of windows and doors. Including the header sizes, grade & specie of lumber to be used.
  - A cross-section plan indicating:
    - Footing/slab design and size, including material types.
    - Exterior wall and roof construction materials.
    - Height of the structure from grade and the roof slope.
  - An elevation plan 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.

Attached are examples of drawings, which are intended as a **Guide Only!**

## **GENERAL BUILDING REQUIREMENTS**

1. **Foundation:** A “floating slab” may be used up to a 1,000 sq. ft. for the foundation support. A professional Engineer must design slabs over 1,000 sq. ft. Remove all sod and root structures and other fibrous materials and cover with a minimum 4-inch sand fill. At the perimeter of the slab, form a thickened edge, (haunch), having a minimum vertical dimension at the exterior face of 12 inches with at least 6 inches projecting above finished grade. The bottom of the haunch shall be at least 8 inches wide and sloped upward to the bottom of the slab. Minimum slab thickness shall be 3-1/2 inches. The minimum concrete strength shall be at least 2,500 lbs. per sq. inch after 28 days. In cold weather, protect the concrete from freezing until cured. Slab reinforcement should be 6 X 6 No: 10 wire mesh throughout. When the slab is over 400 sq. ft. in area, install two #4 rebar around the slab perimeter, (haunch)
2. **Anchor Bolts:** Foundation plates or sills shall be bolted to the slab or foundation wall with not less than 1/2 inch nominal diameter steel anchor bolts embedded at least 7 inches into the concrete and spaced not more than 6 feet apart. There shall be a minimum of two bolts per piece with one bolt located within 12 inches of each end of each piece.
3. **Sill Plates:** All foundation plates or sills and sleepers on a concrete slab, which are in direct contact with the earth, and sills which rest on concrete or masonry foundations shall be of approved treated wood or foundation redwood, not less than 2 inches in thickness. The sill width shall not be less than that of the wall studs.
4. **Wall Framing:** Studs shall 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 inches on center.
5. **Top Plate:** 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 48 inches.
6. **Wall Sheathing & Siding:** Approved wall sheathing and siding material shall be installed according to the manufactures recommendations.
7. **Wood & Earth Separation:** Wood used in construction of permanent structures and located nearer than 6 inches to earth shall be treated wood or wood of natural resistance to decay.
8. **Roof Framing:** Size and spacing of conventional lumber used for roof framing depends on the roof pitch, span, type of material being used, and the loading characteristics being imposed. Rafters shall be framed directly opposite each other at the ridge. There shall be a ridge board at least 1 inch nominal thickness at all ridges and not less in depth than the end cut of the rafter.

Rafters shall be nailed to adjacent ceiling joists to form a continuous tie between the exterior walls when such joists are parallel to the rafters. When not parallel, rafters shall be tied to 1 inch by 4 inch (nominal) minimum size cross ties. Rafter ties shall be spaced not more than 4 feet on center. If manufactured trusses are to be used, they shall be stamped "Approved" by a recognized third party inspection agency.

9. Roof Sheathing & Covering: Approved roof sheathing and coverings shall be installed to the manufactures recommendation.

### **REQUIRED INSPECTIONS**

Please call 24 hours in advance for required inspections.

507-364-5345

1. **Slab inspection**  
Schedule an inspection after forms and reinforcing are in place, but before pouring concrete
2. **Framing inspection**  
Schedule an inspection when framing, wiring, and roofing are complete, but prior to siding.
3. **Final inspection**  
Schedule an inspection after you have finished the job and final electrical inspections have been done.