CITY OF DELANO
Department of Building Inspections
234 2nd Street North, PO Box 108
Delano, MN 55328
Phone: 763 972-0550 -- Fax: 763 972-6174

ACCESSORY STRUCTURE REQUIREMENTS

Accessory structures are buildings or structures such as private garages, sheds, carports, patio shelters and similar structures. Such structures are constructed to serve an existing residence and may not be used for human occupancy.

PERMITS:

A Building permit is required for accessory structures, except for one story detached accessory structures used as sheds, playhouses and similar small buildings that are less than 200 square feet in floor area require a Zoning permit.

INSPECTIONS:

The following inspections are required for an Accessory structure:

- **Site/Footing Inspection** – approve accessory structure location and footings (if required, prior to placement of concrete).
- **Framing** – after completion of structural framing if over 200 sq. ft., (Prior to siding the building).
- **Final** – upon completion of the accessory structure. To recheck setbacks and anchoring of the building.

Please call 763 972-0550 for inspections, call minimum 24 hours prior, and have your permit number available.

LOCATIONS:

Accessory structures are permitted uses in the residential zoning districts. Site and building plan review and approval by the Planning Commission and City Council may be required with regard to other zoning districts. Pole sheds and pole barns are not permitted as accessory structures. Accessory structures must not be constructed over property easements. Accessory structures on residential properties must be setback from property lines at least:

- See Zoning Ordinance Sec. 51.03 Subd. C. 7 Accessory Building Uses and Equipment

AREA: (See attached)

NUMBER OF BUILDINGS: (See attached)

- See Zoning Ordinance Sec. 51.03 Subd. C. 7 Accessory Building Uses and Equipment

HEIGHT OF BUILDINGS: (See Attached)

Detached accessory structures must not exceed 20 feet in height or the height of the principle building, whichever is less. Your property may have restrictions that are different from the above listed. Contact Scott Dornfeld, Building Official, with any questions.

SUBMITTALS REQUIRED FOR PERMIT:

Two copies of construction plans showing proposed designs and materials. Drawings are to be drawn to scale on paper and may include.

1. **Certificate of Survey** – may be available at the City office.
2. **Site Plan** – showing lot dimensions and locations of existing and proposed structure(s).
3. **Floor Plan** – Outside lines and dimensions of the structures, location of interior walls, size and spacing of footings, slabs, joist, rafters, headers, etc.
4. **Cross Sections and/or Elevations** – rear or side views showing:
    a. Depth and type of footing and foundation
    b. Material specifications for walls, roof and floors
    c. Manner of construction

STRUCTURAL RECOMMENDATIONS:

Foundations: The foundation for detached garage or shed may be a floating slab or other approved foundation on soil that is free of organic material. Concrete having a 2500 pound strength and air entranement should be specified. Concrete slabs must be a minimum thickness of 3 ½ inches. Normally, the perimeter of the slab is thickened to 12" x 12"in width and height around the perimeter. Within the thickened perimeter of the slab, two #4 (1/2") rebar should be installed with one above the other to be continuous around the perimeter should have a minimum clearance of 3" to the soil. If the slab rests on fill, it should be reinforced with 6" by 6" / 10-10 welded wire mesh. Splices must be over lapped 6". It is highly recommended that reinforcing bars be laid 4 feet in center each way with minimum 10" lap at splices.

Framing: The following conventional framing methods are recommended for the construction of garages and shed.

1. Bottom plate to be one treated or foundation grade redwood 2" x 4" anchored by approved strap anchors of ½" x 10" bolts, with washer and nut spaced not more than one foot from each corner or end of plat on all sides of the structure.
2. Studs (2" x 4") spaced 16" or 24" on center, with three studs at exterior corners.
3. Top plate two (2" x 4") lapped at corners and overlapped at least 32" at splices.

4. Wall sheathing panel sheathing (plywood, oriented strand board (OSB) or bultrite sheathing) is recommended. If wood board sheathing is not used; corner bracing with wood panels or minimum size 1" x 4" ribbon boards, or approved steel straps, must be attached to the studs and plates at all corners.

STRUCTURAL RECOMMENDATIONS CONTINUED…

1. Wood panel sheeting is required a minimum of 4 feet from the corners and adjacent to overhead door openings.
2. **Exterior weather resistive wall covering**. The exterior wall covering must be of a material that is weather resistive such as siding, stucco, brick or other weather resistive exterior wall covering approved by the Building Official.
3. **Windows and Doors**. Doors entering into dwellings from accessory structures must be 1 3/8" solid core or listed to resist fire for 20 minutes.
4. Safety glass must be installed where subject to possible human impact.
5. Walls within 6 feet of a dwelling shall be protected with 5/8" type "x" gypsum.
6. Headers must have at least a 2" x 4" trimmer stud under each end. Headers greater than 6 feet shall have a minimum of two trimmer studs at each end. Headers over doors and windows must be of the following minimum sizes for walls bearing roofs:

For Opening	Minimum Header Size	Grade of Wood
6' Opening	2 – 2x10	#2SPF or #2HF
8' Opening	3 – 2x10	#2HF

Openings greater than 8' must be approved by the Building Official. (Consider pre-engineered laminated veneer lumbers for openings greater than 6').

7. **Roofs and Rafters:** Manufactured roof trusses are highly recommended. If hand framed rafters are being used, the size of the rafter is determined by the rafter spacing and the rafter span. Lumber is used in construction of rafters must be at least 2' x 4' in dimension. Hand framed rafter designs must be approved by the Building Inspector.
Roof Sheathing: Roof sheathing must consist of plywood, OSB or other span related sheathing.
Shingles: Specify the type of roof covering to be used (i.e. wood shingles, asphalt composition shingles or other) including underlayment felts, and ice/water protection at eaves and valleys.

NOTE: This handout shall serve as a guide by which to lay out a new accessory building, but upon submitted plans to the City Building Official, the City approved job copy of the plans shall be referenced. This handout does not override comments made on your plan review.