

WHERE DO I OBTAIN A PERMIT?

Building Inspections Department
City of South St. Paul
125 3rd Avenue North
South St. Paul, MN 55075

QUESTIONS?

Please contact our office between the hours of 8:00 a.m. and 4:30 p.m. at 651-554-3220.

Garage Construction

City of South St. Paul



City of South St. Paul

Permit & Inspections Department
125 3rd Avenue North
South St. Paul, MN 55075

Phone: 651-554-3220
Fax: 651-554-3211
www.southstpaul.org

REQUIREMENTS FOR OBTAINING A BUILDING PERMIT FOR A NEW GARAGE:

A building permit is required when building a new garage. Listed below are the requirements that need to be met in order to obtain a permit.

Requirements:

- ❑ Building Permit Application
- ❑ Building Specs – see handout
- ❑ Two (2) sets of plans
- ❑ Site Plan with measurements: This shows where the building will be located on the lot, setbacks from all property lines, lot size, other buildings on the lot and their distances from property lines.
- ❑ Property stakes
- ❑ Garage elevation and section
- ❑ Door header size
- ❑ Contractor name and address and list of subcontractors

Additional Conditions:

- ❑ Sidewalls no higher than ten (10) feet.
- ❑ Floor to peak no higher than sixteen (16) feet.
- ❑ No two story garages.
- ❑ The City Ordinance permits one (1) garage, attached or detached. A conditional use permit is required if a second garage is desired. The conditional use permit takes approximately 45 days to process through the Planning Commission and City Council.

- ❑ Per the N.F.P.A., Section 211 “Solid fuel burning appliances shall not be installed in any residential garage.”
- ❑ All electrical work done in the garage requires an electrical permit and an inspection by the City Electrical Inspector.
- ❑ No detached garage shall be located nearer the front lot line than the principal building on that lot.

Driveway Surfacing Policy:

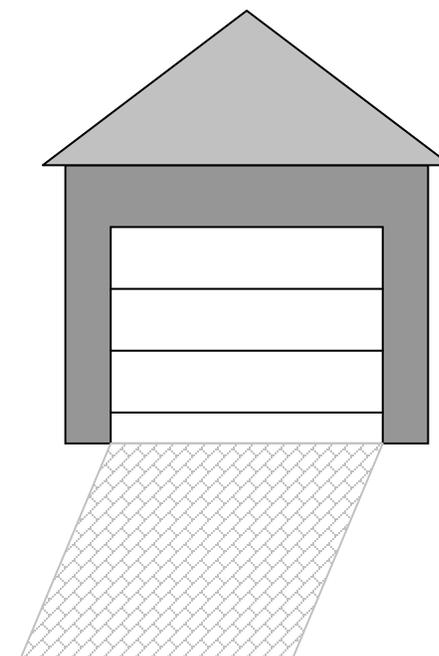
All off-street driveway and parking areas accessory to newly constructed residential garages must be hard-surfaced with bituminous asphalt or concrete. All driveway and parking area improvements are subject to the review and approval of the City Engineer.

- ❑ As part of the City's Storm Water Management Plan, the City adopted an ordinance on April 6, 2015 requiring a \$1000 escrow for any building permit issued for a new single-family home, two-family home, or garage. The escrow will be returned upon completion of landscaping requirements, driveways or parking lots.

Inspections Required:

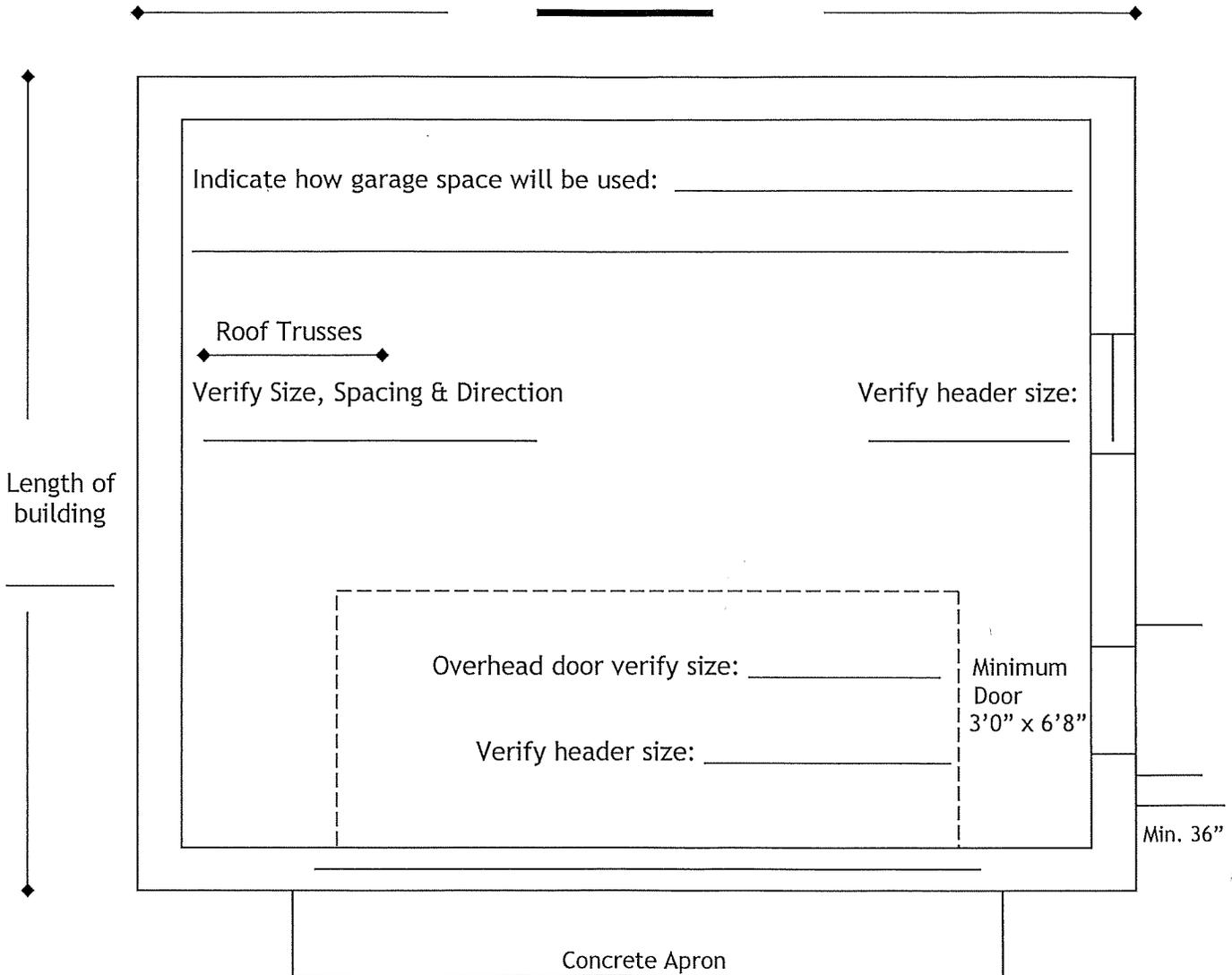
- ❑ Footings/Concrete Slab – prior to pouring concrete
- ❑ Framing – After all framing, blocking, bracing and rough electrical are in place
- ❑ Final – Upon completion of the garage, electrical final, and grading final

Please Note: Items listed in this brochure are intended for informational purposes, further building and/or zoning code guidelines or restrictions may be applicable.



GARAGE

Width of Building



Side Wall Height: _____

Roof Overhang: Sides _____ Front/Back _____

Flashing: _____

Shingles - material & weight:

Roof Sheathing - size & type:

Rafters or Trusses - size & spacing:

Roof Pitch: _____

Siding - size & type:

Sheathing - size & type:

Studs - size & spacing:

Insulation - Verify R value:

Approved treated or naturally moisture resistant sill plate.

Anchor bolts: min. 1/2" diameter, 7" embedment, 6' o.c. max. 6' spacing and 12" from ends.

Minimum block size 6"

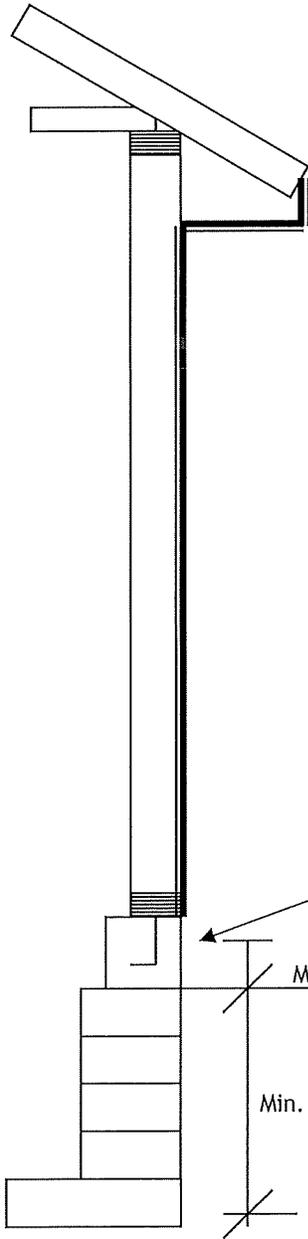
Minimum 2 #4 bars

Concrete Slab - size & strength:

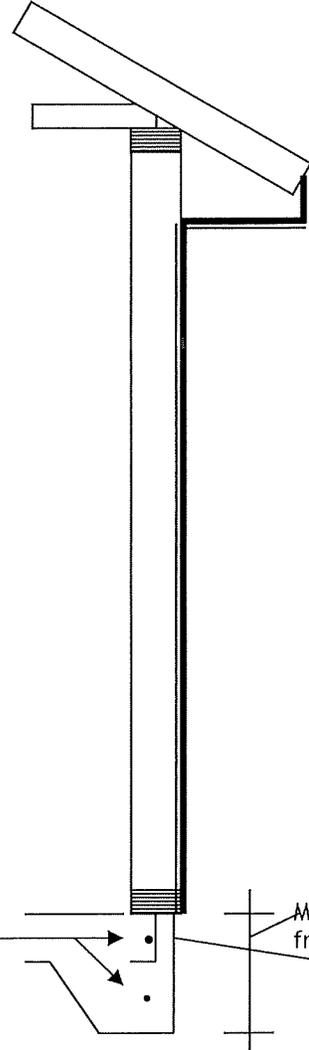
Slab Reinforcing - size & type:

Fill - type & thickness:

Footing/Rerods - size & quantity:



Frost Footing Width



Slab on grade

Min. 6" from grade