



**WRIGHT COUNTY PLANNING & ZONING  
BUILDING INSPECTIONS  
763.682.7338**

**DETACHED GARAGE (or) ACCESSORY STRUCTURE**

EFFECTIVE:  
01/20/2016

## **SCOPE OF WORK**

Garages are one-story buildings, less than 1000 sq ft, and they do not have basements or attic trusses. Unless special considerations are noted regarding tall wall construction, with reference to wind loads and braced wall requirements, garages are limited to a 10-ft wall height. Detached accessory buildings, with basements or attic trusses, will need plans designed by a registered architect and a state licensed engineer. All accessory structures over 3000 sq ft will require frost footings. Accessory structures with a second level (guest houses, lofts, studios, game rooms, etc) must follow the zoning requirements for guest houses; including setbacks, frost footings and a direct access from the second level habitable space to the exterior of the structure, without passing through the garage.

## **PERMITS**

- **Building permits** are required for all detached garages and structures **over** 200 sq ft.
- **Electrical permits** are required for the extension of circuits or the addition of new circuits. All electrical wiring must conform to the National Electrical Code. To obtain an electrical permit, refer to the handout detailing the electrical inspector information. You may also contact the State Board of Electricity at:

**443 Lafayette Road North  
St. Paul, Minnesota 55155-4342  
(651) 284-5064**

## **REQUIRED INSPECTIONS**

To schedule an inspection please have the owners name, permit number and address of the project ready and call (763)-682-7338.

- Footing inspection: to approve the location and soil conditions. Call for inspection when forms and reinforcing is in place, prior to placement of concrete.
- Framing inspection: to be completed after walls/exterior sheathing, trusses, roofing, window/door flashing and all rough-in (electrical, plumbing, mechanical) inspections have been approved. Call for inspection before covering any work.
- Final inspection: call for inspection when exterior finish (windows, doors, siding) and any previously noted deficiencies, have been completed.



**Call for utility locations at least two working days prior to digging 1-800-252-1166 or 651-454-0002**