



**WRIGHT COUNTY  
OFFICE OF PLANNING AND ZONING  
BUILDING INSPECTION  
763-682-7338**

**DETACHED GARAGE (or)  
ACCESSORY STRUCTURE**

EFFECTIVE DATE:  
01/01/2012  
REVISED DATE:  
04/04/2022

## **SCOPE OF WORK**

- Garages are one-story buildings less than 1,000 sq. ft., and they do not have basements, attic trusses or more than one level.
- If the building exceeds 1,000 sq. ft., has attic trusses, or a second level, then frost footings are required. Special considerations must be noted regarding tall wall construction, with reference to wind loads and braced wall requirements.
- Detached accessory buildings with basements, will need plans designed by a registered architect and a MN licensed engineer.
- All 2 story buildings must have frost protected foundations to a minimum 42 inches in depth or a design submitted by a MN licensed engineer competent in soil mechanics.
- If the second level has 7' head room or more, then it is considered habitable space and must be separated from the garage using a minimum of 5/8" Type X gypsum board on the garage ceiling and 1/2" gypsum board on all exterior garage walls. The only exit from habitable space must exit directly to the exterior through a side hinged door not less than 36" in width and 6'8" in height. If an interior stairway and landing is used as an access passage to the required exit door, the stairway and landing must be separated from the garage using a minimum 1/2" gypsum board on the garage side of the wall. Frost footings are required for this separation wall. If there is a door into the garage at the lower landing of this stairway, it must be a metal or solid core wood door.
- 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.
- Lots less than 1 acre shall not have a second story (no more than 6' head room in storage rafters). Lots less than 10 acres are limited to maximum building area & side wall heights; check with Planning & Zoning for details.

## **PERMITS**

- **Building permits** are required for all detached garages and structures **over** 200 sq. ft.
- **Electrical permits** are required for the extension of existing circuits or installation of new circuits. All electrical wiring must conform to the National Electrical Code. To obtain an electrical permit see the electrical permit handout for the inspector in your area or contact:
  - State Board of Electricity  
443 Lafayette Road North, St. Paul, MN 55155-4342
  - Phone: 651-284-5064
  - Web site: <http://www.electricity.state.mn.us/>

## **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:** 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.**