



COMMUNITY DEVELOPMENT DEPARTMENT

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STORAGE SHEDS AND OTHER ACCESSORY BUILDINGS

If you have questions, please contact a Customer Service Representative at 763-531-1000

The information in this pamphlet is not meant to cover all guidelines and requirements of city code. You should contact the city about required permits and specifications before beginning any project.

DETACHED GARAGES AND CARPORTS ARE A TYPE OF ACCESSORY BUILDING. HOWEVER, THEY ARE COVERED UNDER A SEPARATE PAMPHLET.

ALL ACCESSORY BUILDINGS EXCEEDING 120 SQ. FT. REQUIRE A BUILDING PERMIT BEFORE CONSTRUCTION BEGINS.

NO PART OF AN ACCESSORY BUILDING MAY BE LOCATED ON OR OVER AN EASEMENT, INCLUDING DRAINAGE AND UTILITY EASEMENTS OFTEN FOUND ALONG REAR OR SIDE LOT LINES.

SOME ZONING ORDINANCE REGULATIONS APPLICABLE TO ACCESSORY BUILDINGS:

- No accessory building shall be located closer to an abutting street than the principal building.
- Accessory buildings are only permitted in the rear or side yards, subject to the following setbacks:
 - If located in the rear yard, they have to be at least 3 feet from the side and rear lot lines. Eaves cannot extend into this setback.
 - If located in the side yard, then they must comply with the standard 5 foot setback from the side lot line. Eaves can typically extend into this setback.
 - No part of any building may be located on or above an easement.
- The percentage of the rear yard that may be covered by buildings and structures is limited, depending on the size of the rear yard. Please see the handout, *Rear Yard Coverage Limitations for Single-Family and Two-Family Dwellings* for more information.
- No accessory building shall exceed 15 feet in height.
- No accessory building shall exceed 1 story in height, except that it may have an unfinished upper loft area provided it is used for storage only and not as habitable space.
- No accessory building shall exceed 1,000 square feet in area.

- The cumulative area of all accessory buildings on a lot shall not exceed the footprint of the residential portion of the principal building.
- Accessory buildings are prohibited if they are constructed of fabric, cloth, plastic sheets, tarps, exposed plywood or particle board, tubular metal or similar materials. The only exceptions are:
 - Non-commercial greenhouses located in the rear yard, limited to one per lot and not to exceed 120 sq. ft.
 - Tents located in the rear yard, used only for seasonal recreational purposes and not to exceed 120 sq. ft.

REQUIRED INFORMATION WHEN APPLYING FOR A PERMIT:

- City of Crystal building permit application
- Two copies of a Certificate of Survey or two copies of a site plan drawn to scale, indicating:
 - ✓ lot dimensions
 - ✓ location and dimensions of existing structure(s), including all buildings, sheds, garages, decks, patios, sidewalks, porches and driveways
 - ✓ location and dimensions of the proposed structure(s)
 - ✓ setback measurements from property lines (see site plan drawing)
- Two copies of plans, drawn to scale, showing the design of proposed structure(s) and type of materials being used for construction of the structure(s). The plans should also indicate:
 - Floor Plan: Proposed size, window and door openings, header sizes over openings and size, spacing and direction of rafter material
 - Cross Section: Footage and floor design and wall and roof construction and materials used
 - Elevations: Front and side view, indicating height of structure
- Two copies of stamped, pre-engineered truss design from contractor, if a truss roof system is to be used

BUILDING CODE REQUIREMENTS:

Foundation (See attached slab design)

- * A “floating slab” up to a maximum of 1,000 square feet in area may be poured provided the soil has a bearing capacity of at least 1,500 pounds per square foot.
- * All sod and root structures and other fibrous materials must be removed and covered with 4” sand fill.
- * At the perimeter, form a haunch to thickened edge having a minimum vertical dimension at the exterior face of 12” with at least 6” projecting above the finished grade. The bottom of the haunch shall be at least 8” wide and then sloped upward to the bottom of the slab. Screed block shall be placed to provide for a minimum slab thickness of 4”.
- * The minimum concrete strength shall be at least 3,000 pounds per square inch (28 day strength). In cold weather protect concrete from freezing until concrete has cured for 7 days.
- * When slab is over 200 square feet in area, provide a minimum reinforcement of 6 x 6 No. 10 gauge wire mesh. Overlap 6” splices and bend down into the edge of the slab at least 6”. When slab is over 400 square feet in area, provide 2 #4 rebar continuous around the perimeter of the slab.

Sill Bolts

- * While the concrete is still plastic, embed bent ½” diameter x 9” foundation bolts with washer and nut into the concrete at least 6’0” o.c. and 1’0” from each corner (IBC 2308.6). NOTE: 4” concrete block is not permitted unless cores are filled with grout.

Anchor Bolts

- * Embed ½” diameter anchor bolts, with nuts and washers, a minimum of 7” into concrete or into masonry cores filled with concrete grout (do not use mortar). Place anchor bolts at least 6’0” O.C. and not greater than 1’0” from the end of each treated sill plate section. Anchor bolt threads must be exposed to ½” above the top of sill plates. A minimum of 2 bolts in each sill plate section are required.

NOTE: Steel strap sill anchors require pre-approval by the Building Official. Provide product data, listing ICC evaluation report number, for acceptance before placement of strap anchors.
ACQ treated sill plates require special fasteners and connectors.

Sill Plates

- * The bottom plate shall be a minimum of 2 x 4. When in contact with concrete or masonry, sills will be decay-resistant, treated wood.
NOTE: ACQ treated wood requires special fasteners and connectors.

Wall Framing

- * Wood studs shall be at least 2 x 4s.

Top Plate

- * The top plate shall be overlapped double 2 x 4s.

Wall Sheathing and Siding

- * Fasten approved wall sheathing according to manufacturer’s specifications. (Sheathing shall be approved for 16” or 24” o.c. stud spacing.

Headers

- * For 16’0” door in gable (nonbearing) end, header shall be minimum 2 – 2 x 12s. Hip roof 2 – 2 x 14s. When door is to be located in bearing wall, header shall be a minimum 3 – 2 x 14s.

Roof Framing and Covering

- * For rafter sizing see 2000 International Residential Code, Table R 802.5.1(3), 30 lbs. per square foot live load Ground Snow Load.
- * Rafters shall be cross-tied every 4’0” from plate line to plate line and collar tied at the peak. The ridge board shall be one size larger than the rafter.
- * If trusses are to be used, they shall be stamped and approved by a third party agency. Submit 2 copies of truss plans signed by a structural engineer registered in the State of Minnesota.
- * Nail approved roof sheathing according to manufacturer’s specifications (sheathing shall be approved for a 16 or 24” o.c. rafter or truss spacing). Asphalt shingles shall comply with ASTM D225 or D3462 and be applied over underlayment conforming with ASTM D226, type 1, or ASTM D4869, type 1 (IRC R905).
- * Ice protection must be provided, conforming to IRC R905.2.7.1, from the eave’s edge to a point 24” inside the exterior wall line of the building. Ice protection material shall comply with ASTM D1970.

Firewall

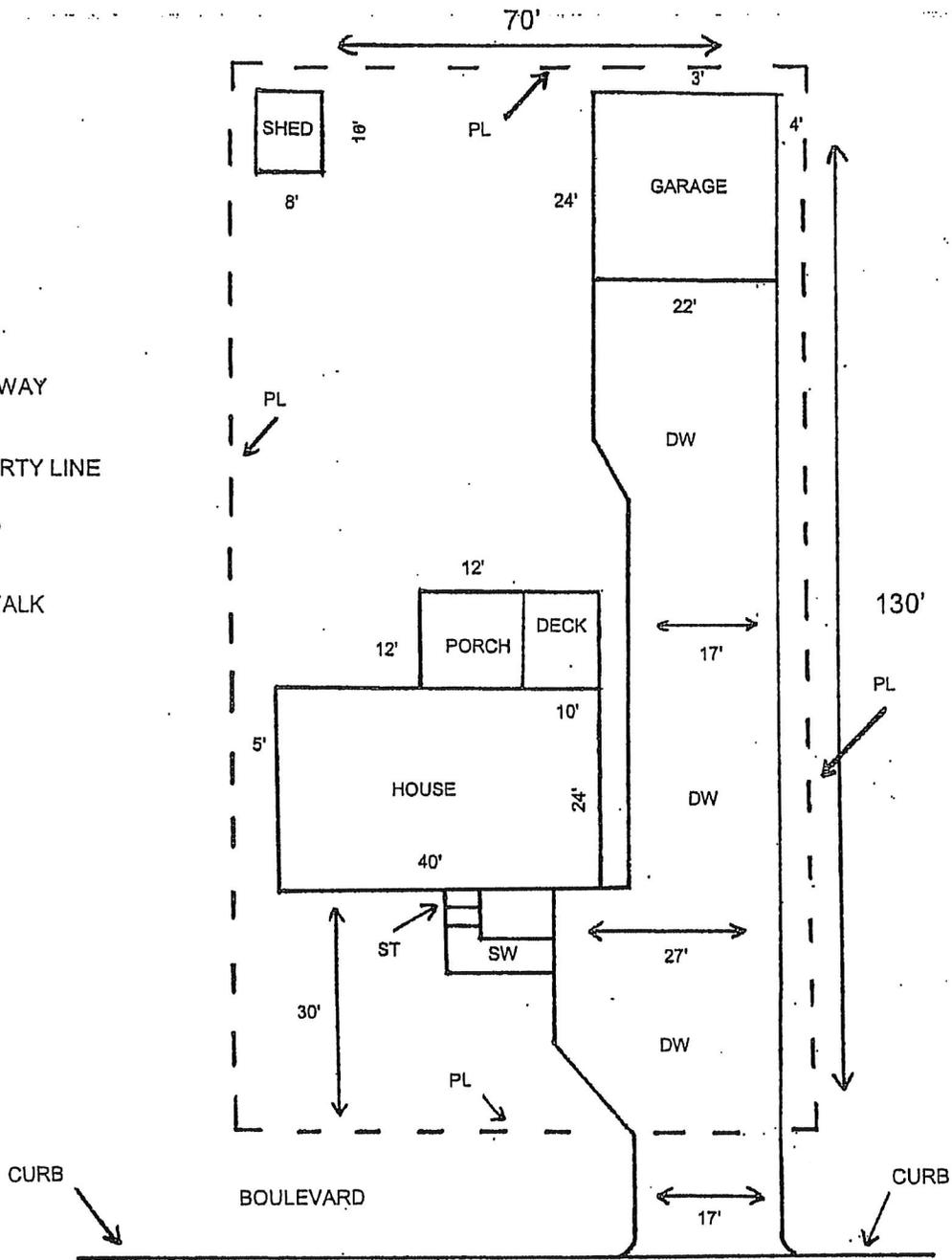
- * Garages within 6’0” of a dwelling shall be protected with materials approved for one-hour fire resistive construction.

DW = DRIVEWAY

PL = PROPERTY LINE

ST = STOOP

SW = SIDEWALK



NORTH →

STREET

SCALE 1" = 20'

SAMPLE SITE PLAN