



COMMUNITY DEVELOPMENT DEPARTMENT

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ACCESSORY STRUCTURES

If you have questions, please contact 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.

THE TERM "ACCESSORY STRUCTURES" INCLUDES NOT ONLY BUILDINGS (DETACHED GARAGES, STORAGE SHEDS AND GAZEBOS), BUT ALSO ANYTHING ELSE THAT IS BUILT, SUCH AS DECKS, PATIOS, DRIVEWAYS, SIDEWALKS AND TRELLISES.

OTHER PAMPHLETS ARE AVAILABLE WITH MORE SPECIFIC INFORMATION ABOUT THE REQUIREMENTS FOR DETACHED GARAGES, SHEDS, PORCHES, DECKS AND LANDINGS, DRIVEWAYS, SWIMMING POOLS AND REAR YARD COVERAGE.

NO PART OF ANY (GARAGE/ACCESSORY STRUCTURE/ACCESSORY BUILDING) MAY BE LOCATED ON, UNDER OR ABOVE AN EASEMENT, INCLUDING DRAINAGE AND UTILITY EASEMENTS OFTEN FOUND ALONG SIDE AND REAR LOT LINES. THIS INCLUDES FOOTINGS, OVERHANGS/EAVES, BUMP-OUTS, ETC. IF YOU DO NOT HAVE A SURVEY, WE RECOMMEND THAT YOU CHECK THE FOLLOWING RECORDS FOR EASEMENTS:

- Platted easements: You can find your property's legal description (addition name, lot & block) by entering your address at <http://www16.co.hennepin.mn.us/pins/addrsrch.jsp>, then find your addition name (plat) at <http://156.142.111.111/weblink/Browse.aspx?dbid=0&startid=376201&cr=1> to see if there are any platted easements on your lot.
- Recorded easements: Easements may not be shown on the plat but separately recorded against your property. These should be listed on your title insurance policy from when you bought the property.

ACCESSORY STRUCTURES THAT REQUIRE A BUILDING PERMIT INCLUDE:

- Garages and Gazebos.
- Sheds, Patios and other structures that exceed 200 square feet.
- Decks.
- Swimming pools.
- Driveways and auxiliary parking spaces, whether new, replaced or modified in any way require a driveway permit.

**Accessory structures not requiring a permit must still meet development standards.*

SOME ZONING ORDINANCE LIMITATIONS ON ACCESSORY STRUCTURES:

- 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, *Minimum Green Space*, for more information.
- Detached accessory structures are subject to the same setbacks as the principal structure, with some limited exceptions:
 - The standard front setback is typically 30 feet. There are some limited exceptions for patios and detached decks. See Unified Development Code Table 6 for permitted encroachments
 - The standard rear setback is typically 30 feet. However, accessory structures can typically be located closer to the rear lot line and side lot line within the rear yard. See Unified Development Code Table 8 for Site Development Standards.
 - The standard side setback is typically 5 feet. There are exceptions. See Unified Development Code Table 8 for Site Development Standards.
 - For corner lots, the typical corner side setback is 10 feet.
- No detached accessory building shall be located closer to an abutting street than the principal structure.
- No detached accessory building shall exceed 15 feet in height as measured to: a) the deck line of a mansard roof; or b) the highest point of a flat roof; or c) the mean height between the eaves and highest point on gable, hip or gambrel roofs.
- The cumulative area of all detached accessory buildings on the property shall not exceed the finished floor area of the residential portion of the principal building.
- Detached accessory structures or buildings are not permitted if they are constructed of fabric, canvas, concrete block, cloth, plastic sheets, tarps, unfinished corrugated metal, exposed plywood, particle board, or similar materials.

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, driveways and swimming pools
 - ✓ 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)

BUILDING CODE REQUIREMENTS:

Foundation

- * A concrete “floating slab” with turned down edges a maximum of 1,000 square feet in area may be poured provided the soil supporting the concrete slab has a bearing capacity not less 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 of the slab the turned down edges will have a minimum vertical dimension at the exterior face of 12” with a minimum of 6” projecting above the finished grade. The bottom of the turned down edge will be not less than 8” wide and sloped upward to the bottom of the slab. The minimum concrete slab thickness will be 3 1/2”. Provide 2 #4 steel reinforcing bars continuous in the turned down edges of the slab.
- * The minimum concrete compressive strength (f'_c) shall be at least 3,500 pounds per square inch (28 day strength). See 2015 MRC Table R402.2. In cold weather protect concrete from freezing until concrete has cured for 7 days.

Sill Plate Anchor Bolts

- * Embed bent 1/2” diameter x 10” foundation bolts with washer and nut 7” into concrete or masonry not greater the 6’-0” o.c. and 1’-0” from each corner and 1’-0” each side of a sill plate splice. Anchor bolt threads must be exposed to 1/2” 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.
- * Exterior walls of garages and accessory structures less than 5 feet from a property line shall have a minimum fire-resistance rating of 1 hour. In this instance a wood framed wall having 5/8” gypsum board sheathing on both the interior and the exterior of the wall shall be considered compliant. Fascias and the underside of soffits less than 5 feet from a property line shall have a minimum fire-resistance rating of 1 hour. In this instance a wood framed soffits having 5/8” gypsum board sheathing on the underside shall be considered compliant. Openings in fire-resistance rated walls and soffits are not allowed.

Portal Frame at Door Openings

- * Exterior walls with large door openings will comply with the wall bracing provisions of the 2015 Minnesota Residential Code R602.10 and R602.106.3.

Headers

- * Headers at exterior wall openings shall be sized to support imposed loads. Confirm header length for compliance with wall bracing provisions.

Roof Framing and Covering

- * For rafter sizing see 2015 Minnesota Residential Code, Table R 802.5.1(6), Ground Snow Load 50 lbs. per square foot.
- * Engineered roof truss design drawings (truss layout plans and design sheets) shall be provided to the Building Official and approved prior to installation. [2015 MRC R802.10]
 - * Exception: With prior approval of the Building Official, the permit applicant may defer submittal of truss design drawings. The deferred submittal of truss design drawings shall be provided with the shipment of trusses delivered to the jobsite and maintained on site for review by the Building Official at the time of the scheduled framing inspection(s).
- * Nail approved roof sheathing according to manufacturer's specifications (sheathing shall be approved for a 16 or 24" o.c. rafter or truss spacing).
- * Roof slopes of 4/12 and above may use standard asphalt roofing applications with an ice barrier compliant with R905.2.7.1 installed under the roofing starting at the lowest edge of all roof surfaces and extended up the roof to a point at least 24 inches inside the exterior wall line of the building. [2015 MRC R905.2]

Garage Doors

- * Garage doors shall comply with the wind loads requirements of the 2015 MRC R301.2.1. Documentation demonstrating garage wind load compliance must be submitted to the building official prior to garage door installation. 2015 MRC Section R612.4 requires that vehicular access doors shall be tested in accordance with either ASTM E 330 or ANSI/DASMA 108 for evaluating the structural performance of exterior doors or sectional garage doors under uniform static air pressure difference and not the structural performance of adjacent construction. Documentation must include the basic wind speed design and installation requirements for the garage door based on a basic speed of 90 mph for a 3-second gust and acknowledge ASTM E 330 or ANSI/DASMA 108 testing approval.