



4107 W Beyer Road
Rice Lake, MN 55803
218-721-3778

MINIMUM REQUIRED INFORMATION FOR GARAGE/ACCESSORY BUILDINGS

1. Building Permit Application - Online
2. Site Plan
3. Building Cross Section

LAND USE RESTRICTIONS

Setbacks from property lines vary depending on the zoning district your home is located in. They may also vary dependent on whether the garage/accessory building is attached to the home or detached. Additional zoning provisions may apply, like lot coverage, building height, or limitations to number and size of accessory structures on the lot. Contact Carley Hungerford at 218-249-0947 or carleyh@ricelakecitymn.com for the requirements in your location. This is an important first step in the planning process of any garage or accessory structure.

REQUIRED INSPECTIONS

1. **Footing/concrete slab:** To be made after all form work is set, mesh laid, rods wired in, etc. but **PRIOR TO THE POURING OF ANY CONCRETE.**
2. **Framing:** To be made after framing is complete and other required rough-in inspections are completed and approved. i.e. electrical, plumbing, mechanical
3. **Final:** To be made upon completion of the garage and final grading.
4. **Other Inspections:** In addition to the inspections above, the inspector may make or require other inspections to ascertain compliance with the provisions of the code or to assist you with your questions or concerns during the construction process.

EXAMPLE

Site Planning Sketch Form

About the Sketch:

The sketch is to graphically illustrate your proposed project(s). Include all locations and labels of wells, septic system, septic expansion area, driveway, access roads, wetlands, and areas of vegetation removal and grading. Also, label the locations and sizes of all existing and proposed structures and indicate distances to property lines, shore, road centerline, and others.

Structure Type
(e.g. House, garage, addition, deck, etc.)

Proposed Structure #1

Garage

Proposed Structure #2

Deck

Project (Structural) Setbacks (Horizontal Distance)

| | |
|-----|------|
| 76 | Feet |
| 100 | Feet |
| 131 | Feet |
| 125 | Feet |
| 164 | Feet |

▲
Make sure ALL these distances and labels are on the **Sketch**

| | |
|-----|------|
| 76 | Feet |
| 100 | Feet |
| 156 | Feet |
| 88 | Feet |
| 189 | Feet |

Side-yards are the side property lines

- Side-Yard Near¹
- Side-Yard Far¹
- Rear-Yard
- Distance to Shoreline
- Road Centerline

How to Draw a Site Sketch

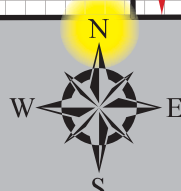
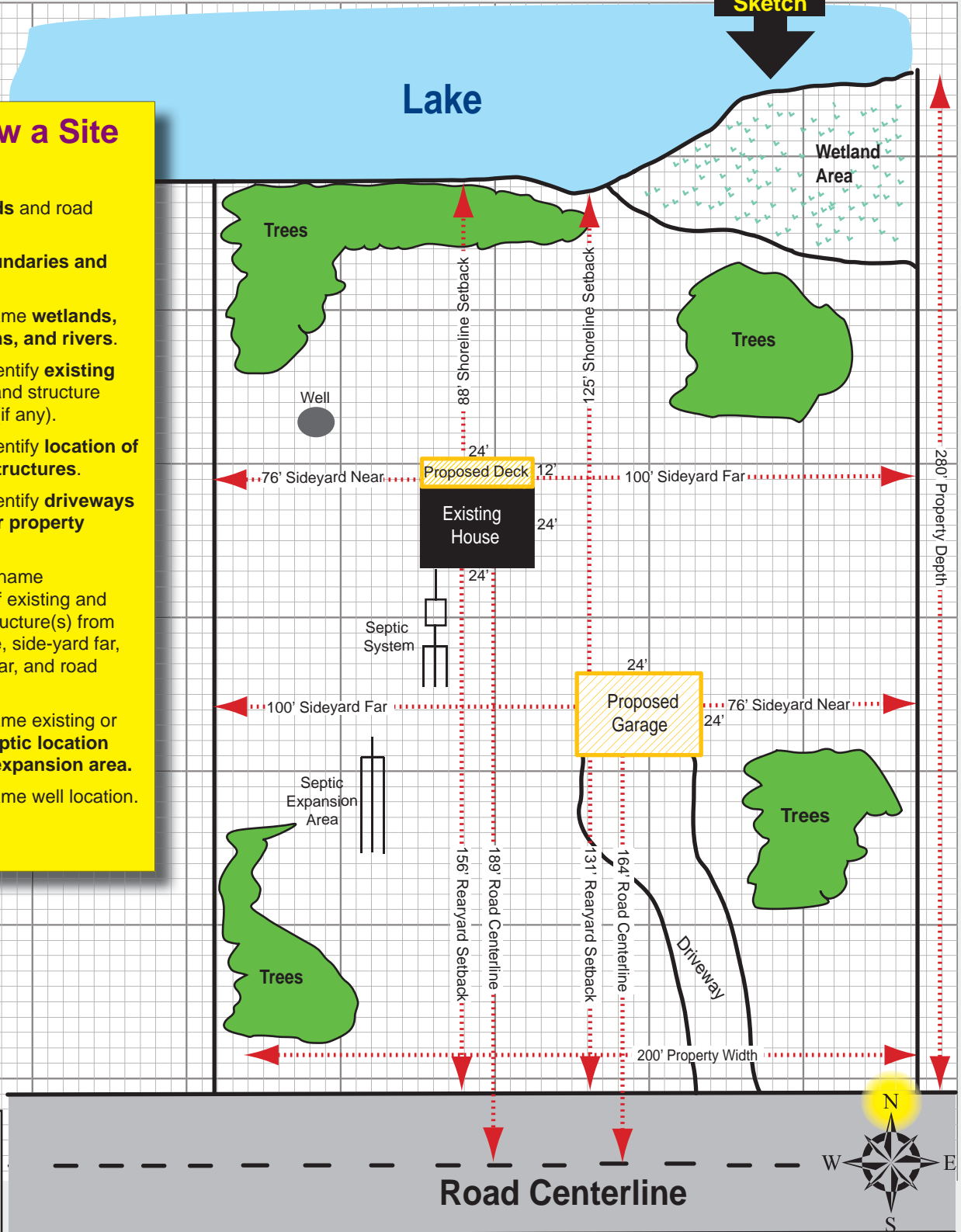
- Step 1:** Draw in roads and road names.
- Step 2:** Draw lot boundaries and lengths.
- Step 3:** Draw and name wetlands, lake, streams, and rivers.
- Step 4:** Draw and identify existing structures and structure dimensions (if any).
- Step 5:** Draw and identify location of proposed structures.
- Step 6:** Draw and identify driveways and/or other property access.
- Step 7:** Identify and name distances of existing and proposed structure(s) from the shoreline, side-yard far, side-yard near, and road centerline.
- Step 8:** Draw and name existing or proposed septic location and future expansion area.
- Step 9:** Draw and name well location.

¹ See LUP application guide for example

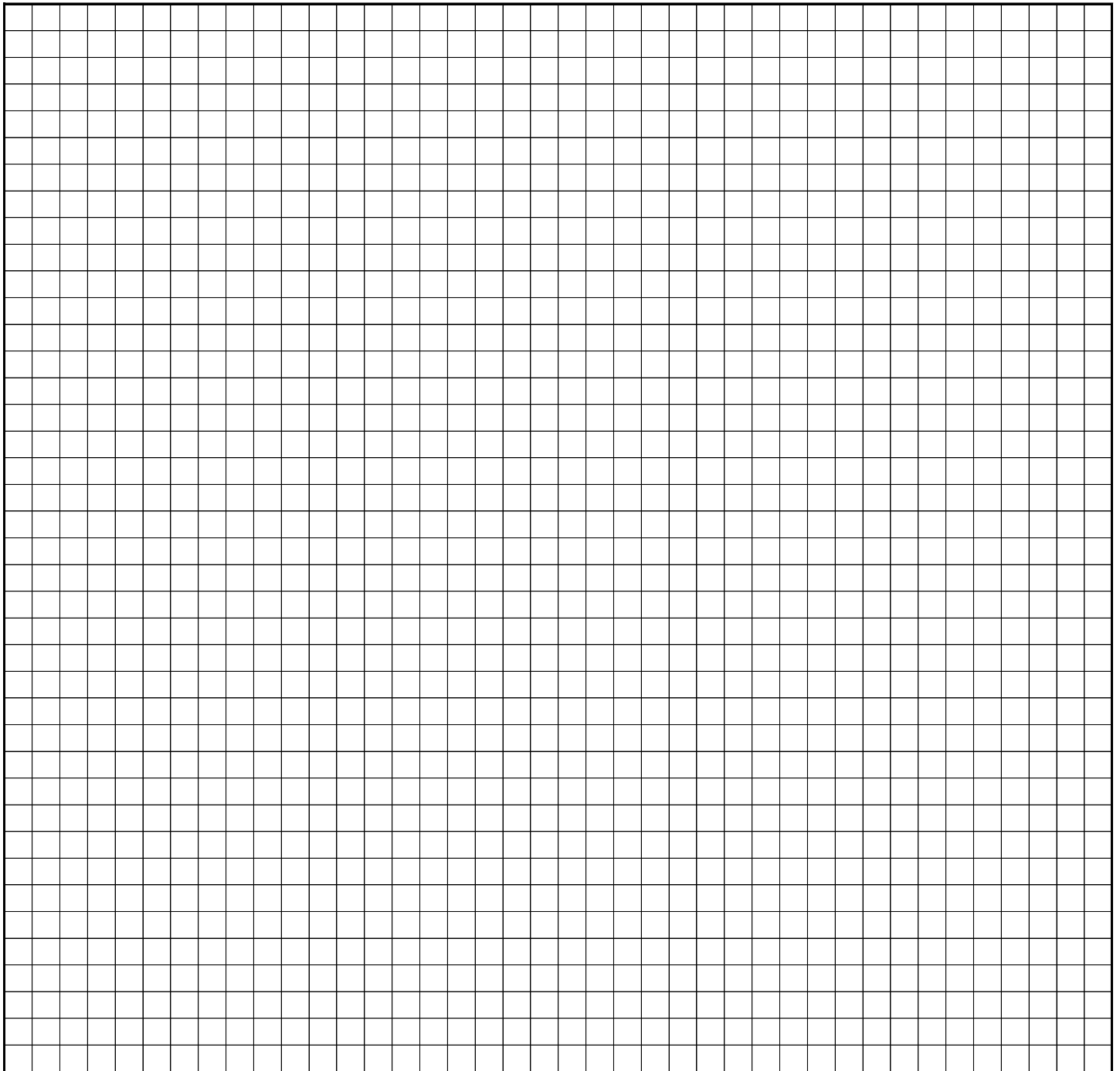
10 x 10 squares to the inch

Scale

Feet/Per Inch



Road Centerline



North Arrow Required

Scale: 1" = _____ Feet

SITE PLAN

Do Not Use Pencil

Site Address _____

Owner's Name _____

This Site Plan is an accurate and complete representation of the footprint(s) of all existing and proposed structure(s) and their location(s) on the subject property.

Applicant Signature _____

Date _____

Proposed Structure Setbacks:

Side yard - _____

Side yard - _____

Centerline of road - _____

Rear yard - _____

City of Rice Lake

4107 West Beyer Road ■ Duluth, MN 55803 ■ (218) 721-3778

Garages / Detached Accessory Buildings

Minimum Standards For Garages / Accessory Buildings Over 400 s.f.

Building Section
Provide information as indicated

Roof Slope = / 12

Roofing: _____
Sheathing _____
Trusses @ _____ o.c.
Mfg. By _____

Overhang Dimension _____
Height: _____

Type of Roof: Gable
Gambrel
Hip
Flat
Shed

Attic Trusses
Storage Trusses

Garage Door Width _____ ft _____ in
NOTE: Doors in the wall carrying the roof load over 9' wide require the use of an engineered lumber product. Supplier's design info must be submitted with permit application.

Size of Header: _____ x _____
Under eave
Under gable

5" Engineered Slab
6" Gravel Base

NOTE: Construction of a retaining wall greater than 4' high either as part of garage foundation or to create the building site requires stamped design by a MN licensed engineer. YES NO
Is a retaining wall part of this project?

Which type of foundation are you constructing?
 Engineered Floating Slab
 Frost Footing
NOTE: Floor SHALL BE SLOPED for flow to a drain or the main vehicle door

Typical Frost Footing Foundation
60" MIN
" Core-filled Concrete Block
8" x (W) _____"
Footing

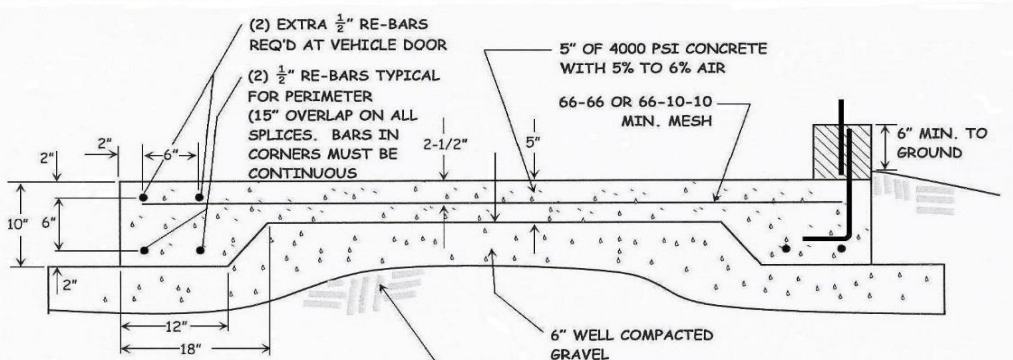
6" MIN WOOD TO FIN GRADE

See Detail

Engineered Floating Garage Slab Detail

No Scale

Minimum standards for one story detached garages over 400 s.f.



- NOTES:
- TREATING OIL RECOMMENDED
 - USE 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 7" INTO CONCRETE, MAX. 6' SPACING
 - FOUNDATION PLATES ON A CONCRETE SLAB SHALL BE TREATED WOOD OR FOUNDATION REDWOOD
- PREPARED SUBGRADE (REMOVE SOD AND UNSUITABLE MATERIALS AND REPLACE WITH STABLE MATERIALS)