



Fire & Inspection Department  
221 East Clark Street  
Albert Lea, Minnesota 56007-2496  
507-377-4340

Garages  
Construction Guidelines  
January 2015

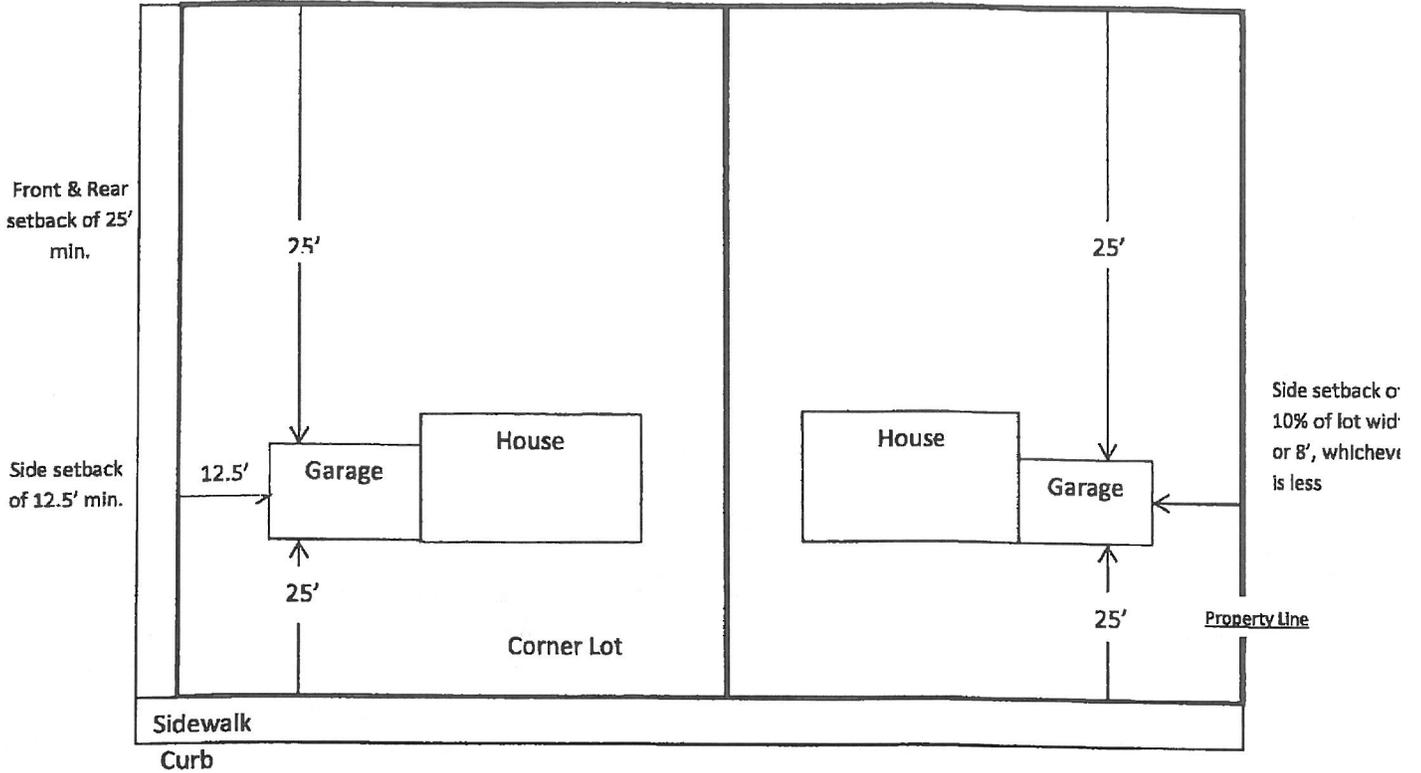
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Below are listed guidelines for constructing a garage within the City of Albert Lea city limits. If after reviewing these guidelines there are questions that have been unanswered, feel free to contact the Inspection department at 377-4340, and ask to speak to one of the building inspectors in the office. (Note: If you reside within an area where the shore land management plan is in place, then there may be additional requirements not covered in this handout).

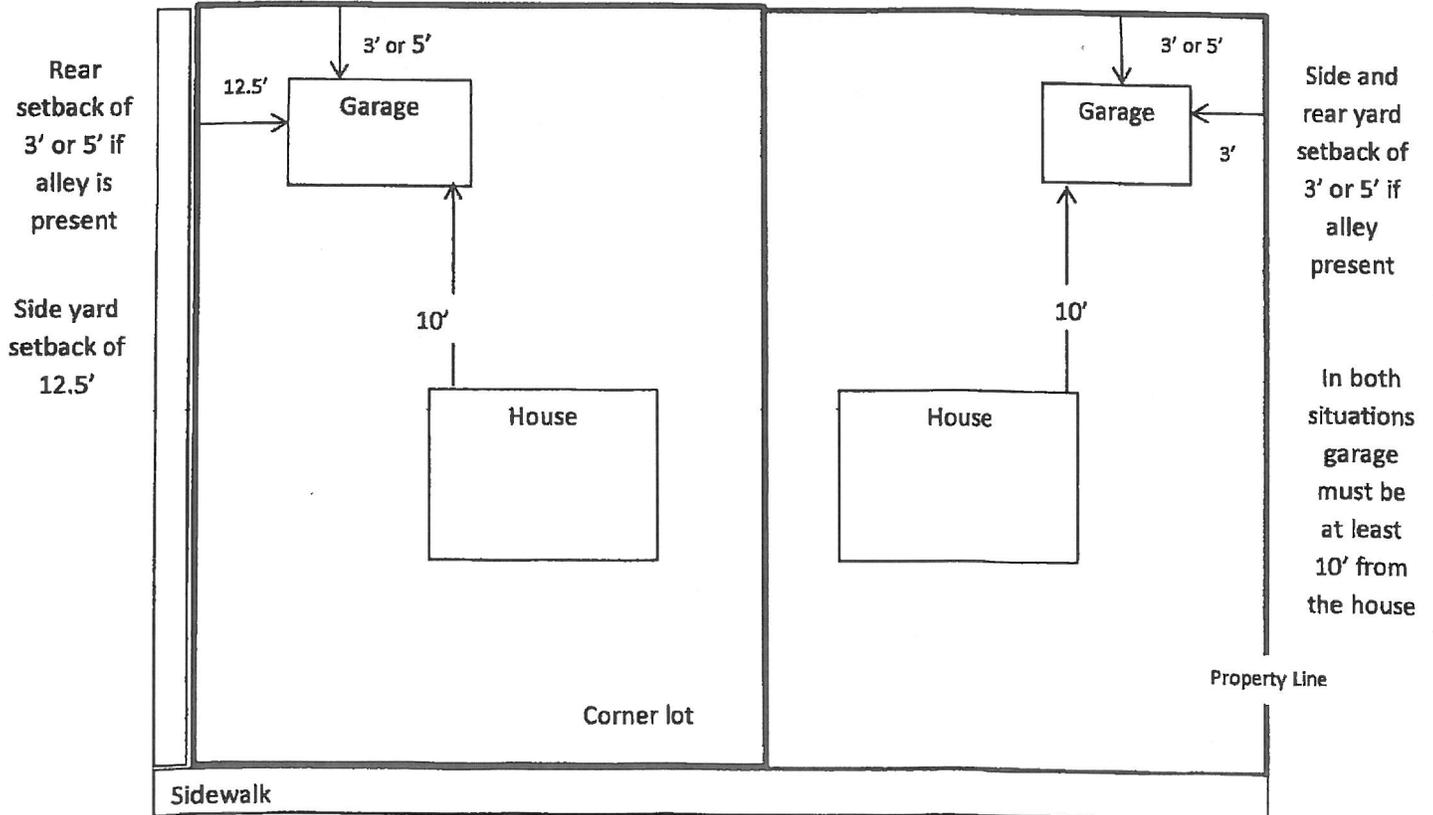
1. **Permit Requirement:** Permits are required for structures over 200 square feet in area. When applying for a permit, make sure to have the following:
  1. 2 sets of construction drawings
  2. A site plan
  3. Project cost including material and labor
2. **Check for setback requirements.** There are different zoning requirements for attached and detached garages, which can be found on the attached diagram. Certain distances need to be maintained from front, rear and side property lines. If you need help locating property line, you can stop by the inspection office, but you may need to have an official lot survey. Also, if garage is closer than 5 feet to any property line, any walls parallel to those property line will need to be one hour fire rated including projections such as soffit area.
3. **Construction Guidelines.** General rule when planning the construction of your garage:
  1. Maximum height of 15 feet from grade to ridge
  2. Maximum of 24 feet by 36 feet with a maximum of 900 square feet of all total accessory Structures including sheds.
  3. Minimum width of any wall panel adjacent to door is 2'8" (for panels shorter, see attached diagram).
  4. Electrical service distance must be maintained 3' from roof min.
4. **Get your utilities located before digging.** Contact Gopher State @ 1-800-252-1166. Your utilities should be located within 48 hours.

# SETBACK LIMITS

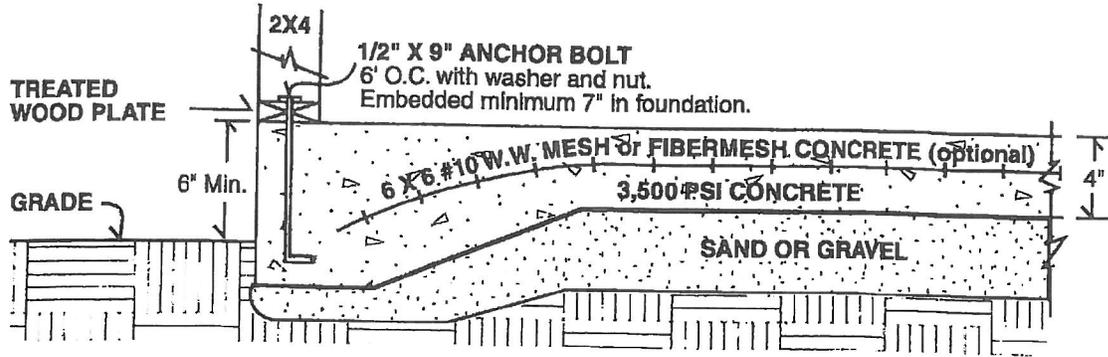
## Attached Garages



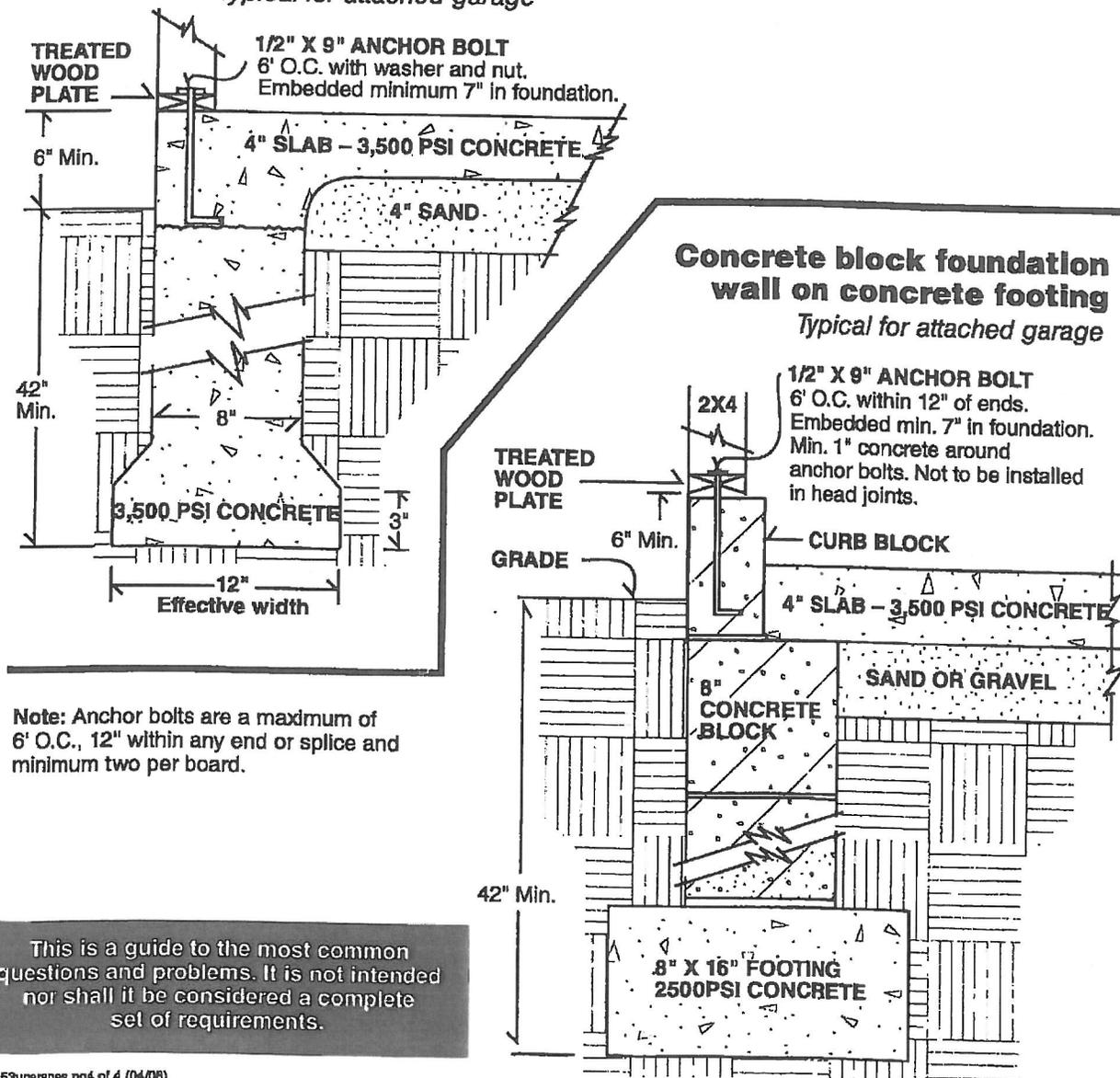
## Detached Garages



## Slab-on-grade for detached garages



## Poured concrete footing and foundation wall *Typical for attached garage*



Note: Anchor bolts are a maximum of 6' O.C., 12" within any end or splice and minimum two per board.

This is a guide to the most common questions and problems. It is not intended nor shall it be considered a complete set of requirements.

**Garage door headers** for use when garage door opening is 16 feet (Full roof load chart assumes 24 foot engineered trusses with two foot soffit overhang.)

No roof load-2 - 2" X 12" S-P-F or equivalent gable end

Hip roof 2 - 2" X 14" S-P-F or equivalent

or

2 - 1 3/4" X 11 7/8" Laminated

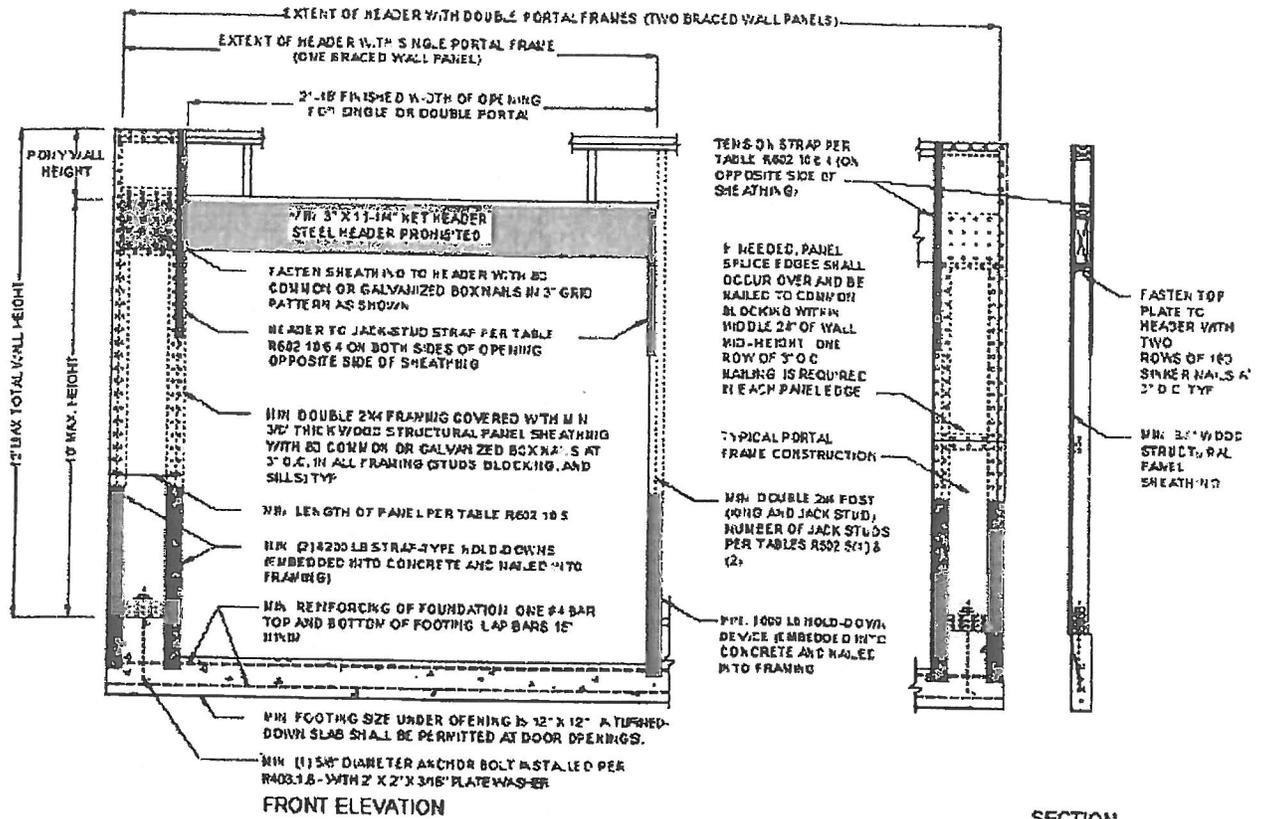
veneer lumber (LVL) beams

Full roof load-2 - 1 3/4" X 14" LVL beams

LVL minimum properties 1.8 E, 2600 Fb

Special design required for 18 foot garage door openings

Short Wall Requirements – When wall adjacent to garage door opening is less than 2'8" then a portal wall with hold downs are required. See attachment for details and specs.



Portal framed with hold downs for short walls adjacent to opening 2'-18'. When supporting roof only or supporting one story and roof the size of short wall will vary as will the allowable height. Maximum height to top of header is 10' but total wall height can be maximum of 12' with a pony wall.

METHOD	MINIMUM LENGTH <sup>a</sup> (inches)					CONTRIBUTING LENGTH (inches)	
	Wall Height						
	8 feet	9 feet	10 feet	11 feet	12 feet		
PFH	Supporting roof only	16	16	16	18 <sup>c</sup>	20 <sup>c</sup>	48
	Supporting one story and roof	24	24	24	27 <sup>c</sup>	29 <sup>c</sup>	48

c. Maximum header height for PFH is 10 feet, but wall height may be increased to 12 feet with pony wall

**Attachment#2**

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds) <sup>a, b</sup>					
				Basic Wind Speed (mph)					
				85	90	100	85	90	100
				Exposure B			Exposure C		
2 x 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,000
	1	10	9	1,000	1,000	1,000	1,000	1,000	1,275
			16	1,000	1,000	1,750	1,800	2,325	3,500
			18	1,000	1,200	2,100	2,175	2,725	DR
	2	10	9	1,000	1,000	1,025	1,075	1,550	2,500
			16	1,525	2,025	3,125	3,200	3,900	DR
			18	1,875	2,400	3,575	3,700	DR	DR
	2	12	9	1,000	1,200	2,075	2,125	2,750	4,000
			16	2,600	3,200	DR	DR	DR	DR
			18	3,175	3,850	DR	DR	DR	DR
	4	12	9	1,775	2,350	3,500	3,550	DR	DR
			16	4,175	DR	DR	DR	DR	DR
2 x 6 Stud Grade	2	12	9	1,000	1,000	1,325	1,375	1,750	2,550
			16	1,650	2,050	2,925	3,000	3,550	DR
			18	2,025	2,450	3,425	3,500	4,100	DR
	4	12	9	1,125	1,500	2,225	2,275	2,775	3,800
			16	2,650	3,150	DR	DR	DR	DR
			18	3,125	3,675	DR	DR	DR	DR