

Inspection Department
221 E Clark St
Albert Lea, MN 56007
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GARAGES

CONSTRUCTION GUIDELINES

Below are listed guidelines for constructing a garage within the City of Albert Lea city limits. If there are still unanswered questions after reviewing these guidelines, feel free to contact the Inspection Department at 507-377-4340 and ask to speak to one of the building inspectors in the office. (*Note: If you reside within an area where the shoreland management plan is in place, there may be additional requirements not covered in this handout.*)

1. Permit Requirement: Permits are required for structures over 200 square feet in area. However, if the structure is under 200 square feet in area, building standards and zoning requirements still apply. When applying for a permit, make sure to have the following:
 1. 2 sets of construction drawings
 2. A site plan (*may use an aerial printout from Beacon*)
 3. Total Valuation (project cost: including material & labor)
2. Check for setback requirements. There are different zoning requirements for attached and detached garages which can be found on the diagram in this handout. Certain distances need to be maintained from front, rear, and side property lines. If you need help locating a property line, the inspection office *may* be able to assist you for a *general idea*, however, we do suggest getting your lot surveyed by a professional for exact property line locations. Also, if the garage is closer than 5 feet to any property line, any walls parallel to those property lines 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 means height of 15 feet.
 2. Maximum size – see chart on backside of this page
 3. Minimum width of any wall panel adjacent to door is 2'8" (for panels shorter, see 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.

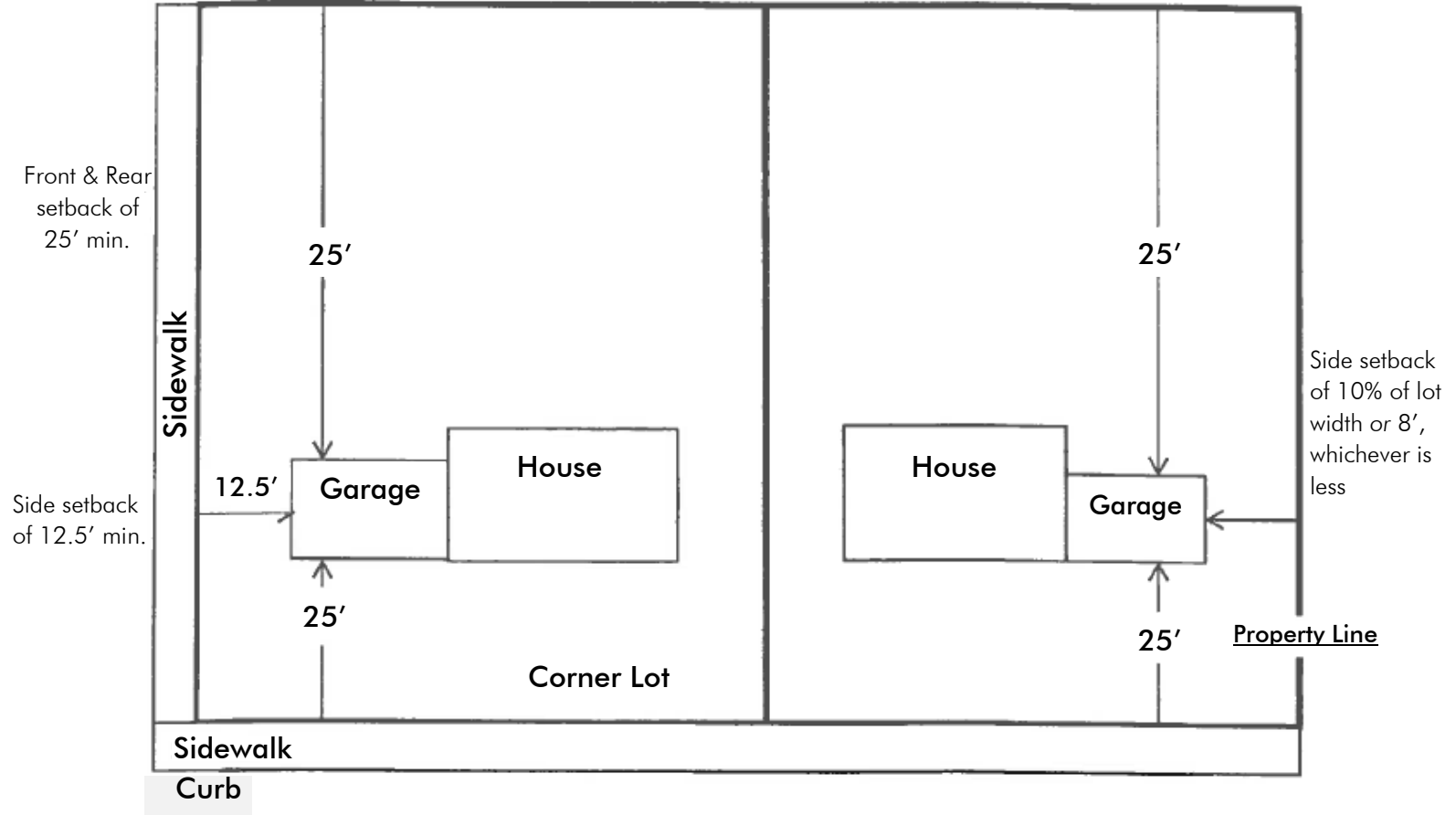
Accessory Structure Size Chart

Individual private residential accessory structures shall meet the following standards based on lot sizes (and also lot coverage and other limitations that may be contained in code)

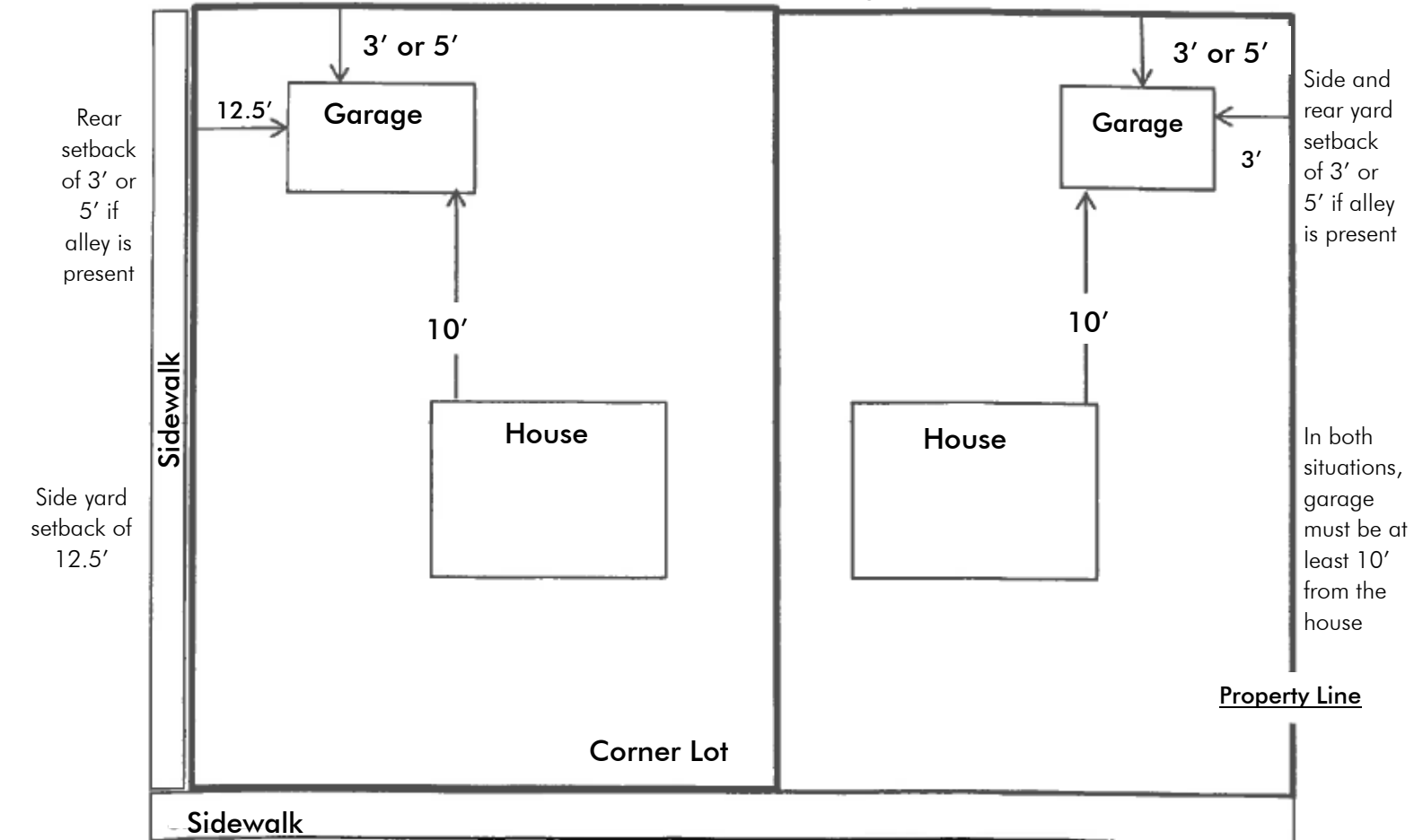
	Maximum size per each accessory structure	Maximum total square footage of carports, garages and sheds per lot
Under 1.5 acres	1,080 square feet or 80% of the size of the footprint of the principal structure (including attached garages and covered porches)	1,400 square feet
1.5 to 2 acres	1,280 square feet	1,600 square feet
2 acres or larger	1,480 square feet	2,000 square feet

SETBACK LIMITS

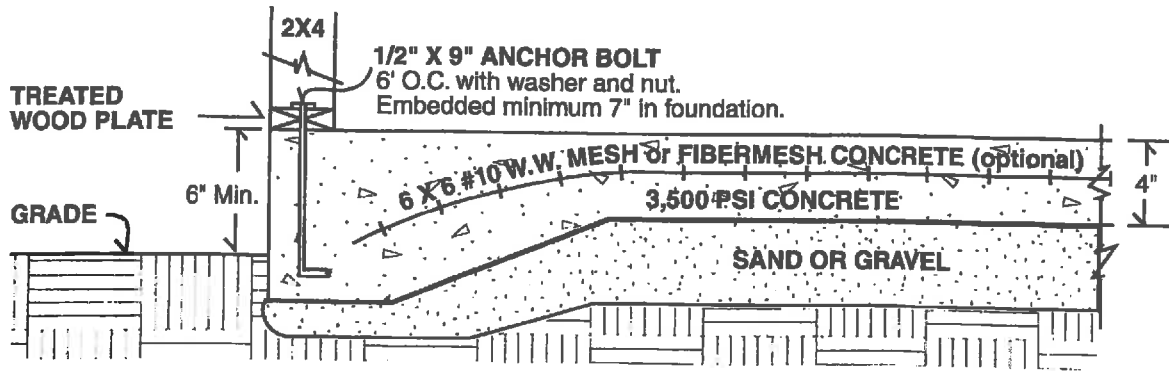
Attached Garages



Detached Garages

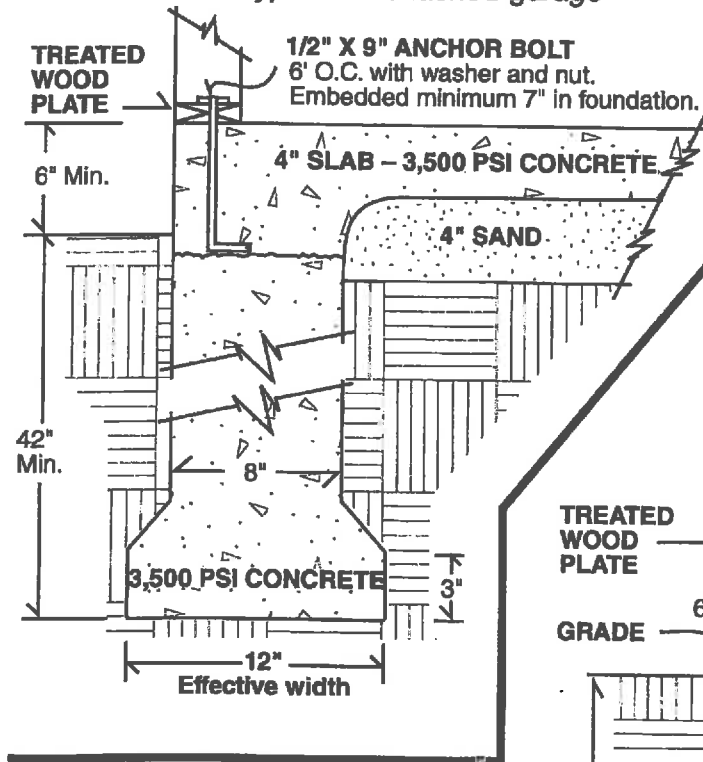


Slab-on-grade for detached garages



Poured concrete footing and foundation wall

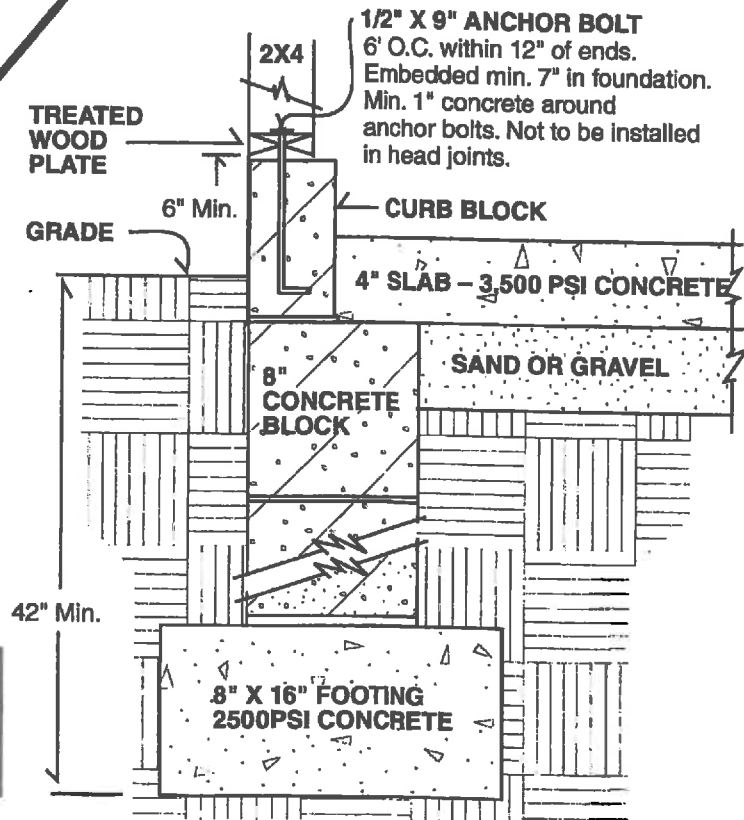
Typical for attached garage



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

Concrete block foundation wall on concrete footing

Typical for attached garage



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

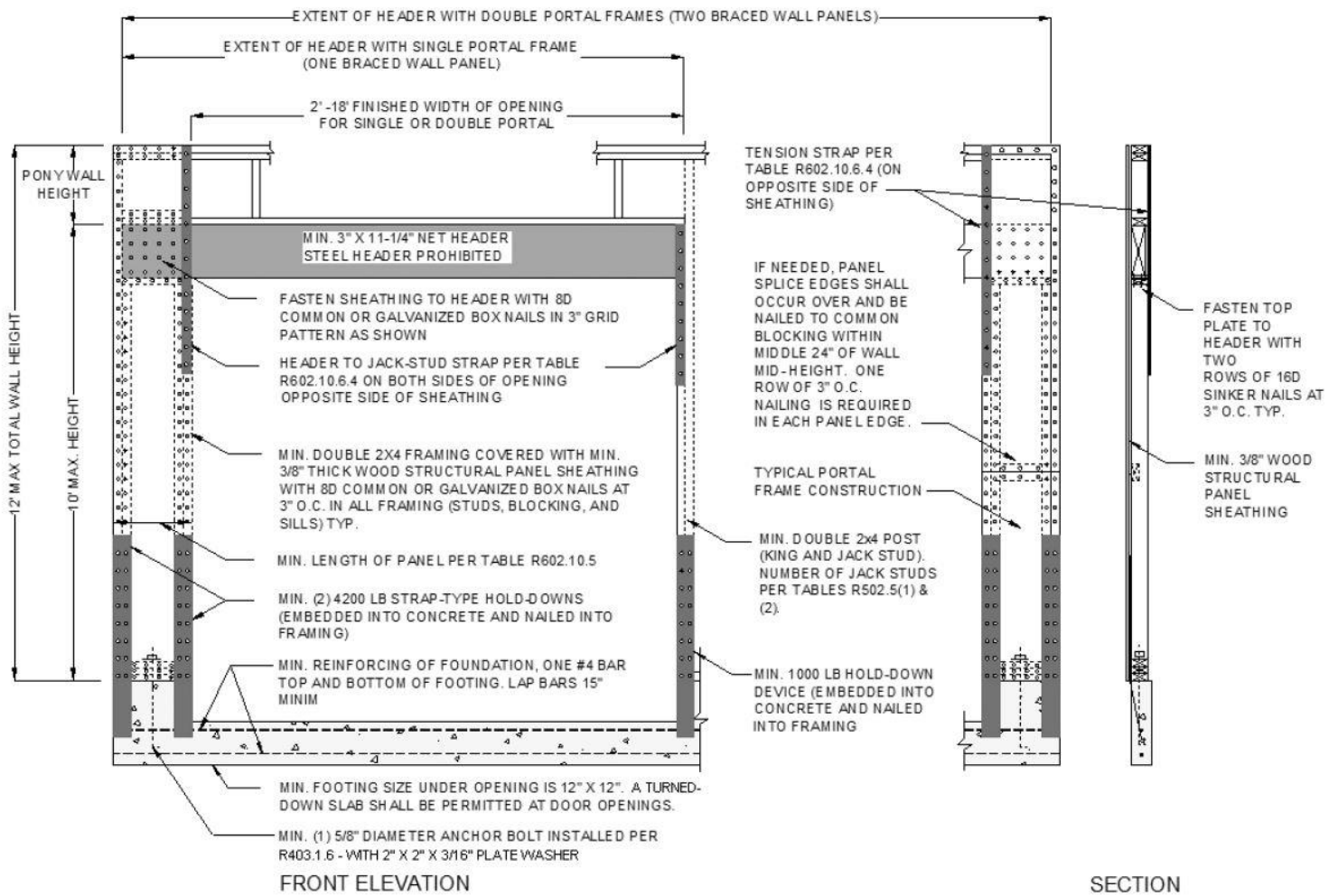
Full Roof Load

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" a portal wall with hold downs is required. See attachment for details and specs.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

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• (inches)					CONTRIBUTING LENGTH (inches)
		Wall Height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
PFH	Supporting roof only	16	16	16	18c	20c	48
	Supporting one story and roof	24	24	24	27c	29c	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) ^{a, b}						
				Basic Wind Speed (mph)						
				85	90	100	85	90	100	
				Exposure B			Exposure C			
2x4 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	