Development Services
221 E Clark St
Albert Lea, MN 56007
Phone: 507-377-4340
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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 Development Services 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.

Revised **February 2025**

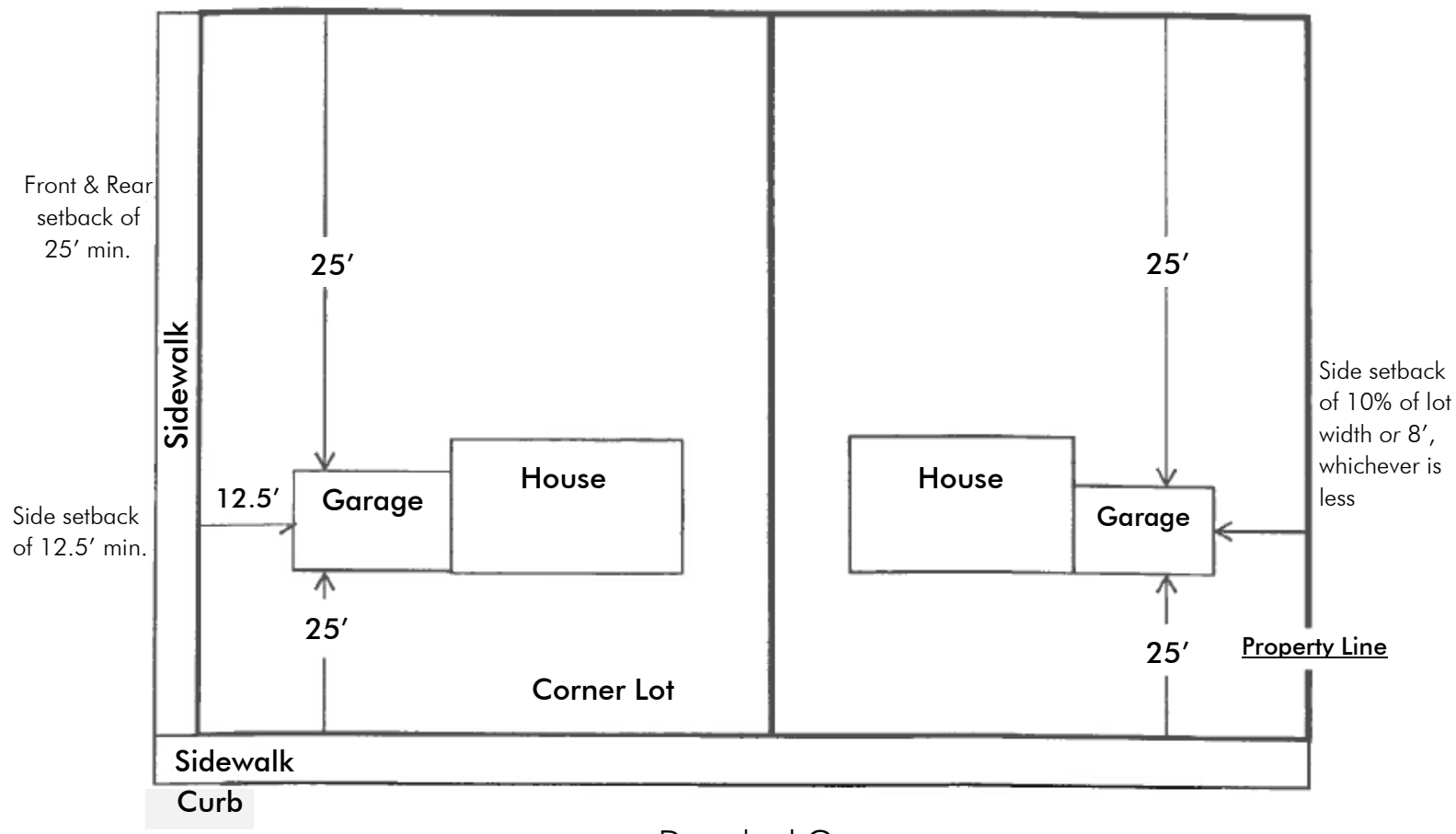
Accessory Structure Size Chart

Individual private residential accessory structures shall meet the following standards based on lot sizes and lot coverage:

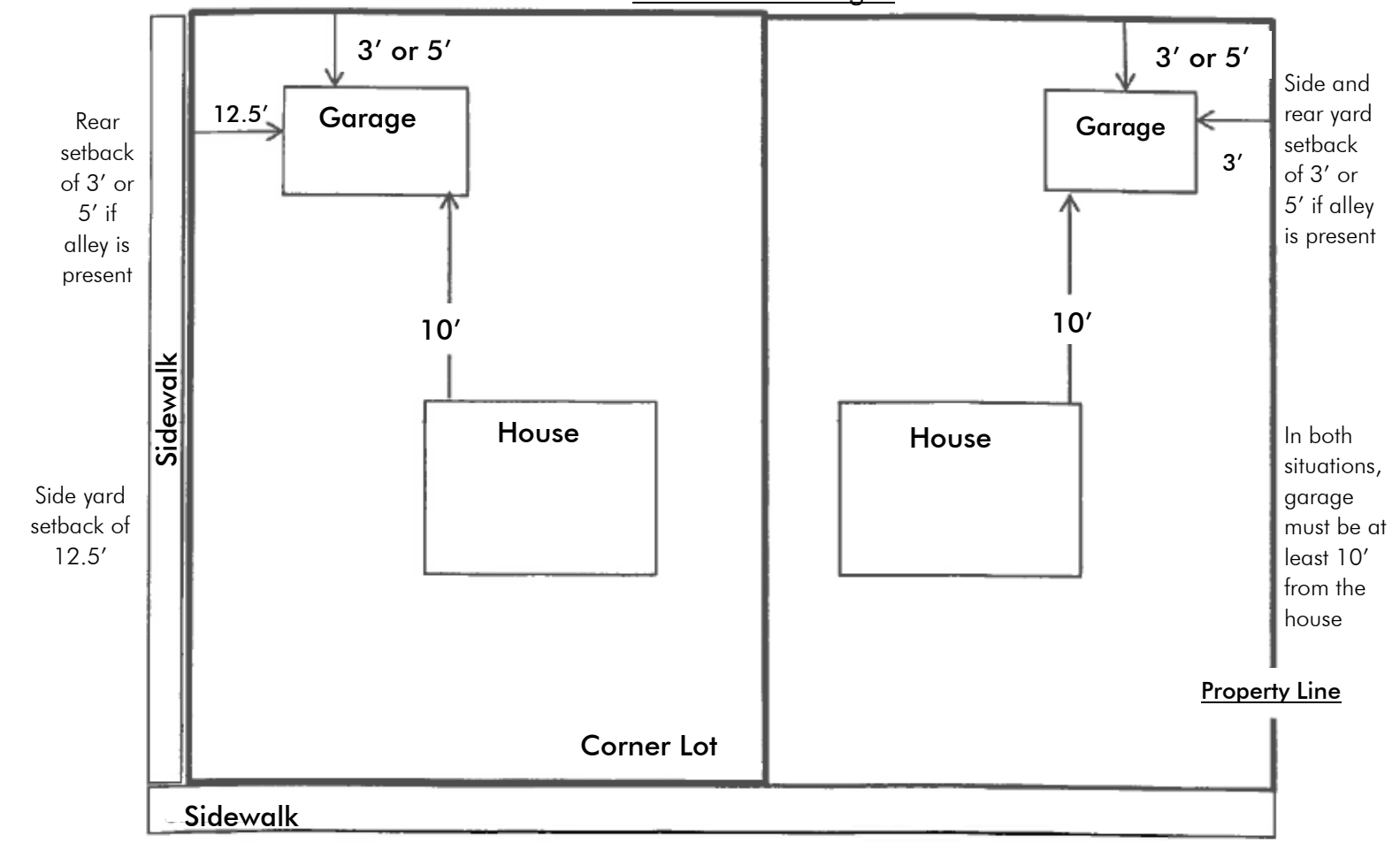
Lot Size	Maximum Size for Each Accessory Structure	Maximum Total Square Footage of Carports, Garages and Sheds per lot
Under 1.5 acres	1,080 square feet	1,400 square feet
1.5 to 2 acres	1,280 square feet	1,600 square feet
2 acres or larger	1,480 square feet	2,000 square feet
2 acres or larger and located within 80 feet of city limits	1,680 square feet	3,000 square feet

SETBACK LIMITS

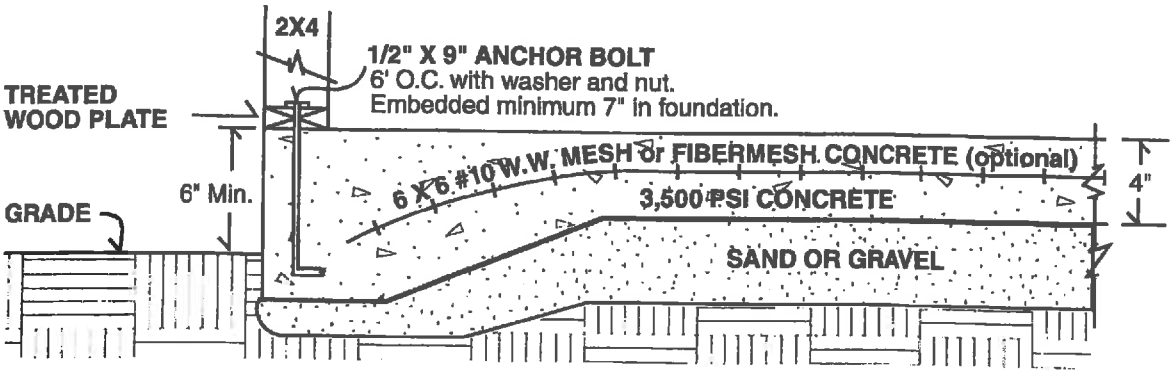
Attached Garages



Detached Garages

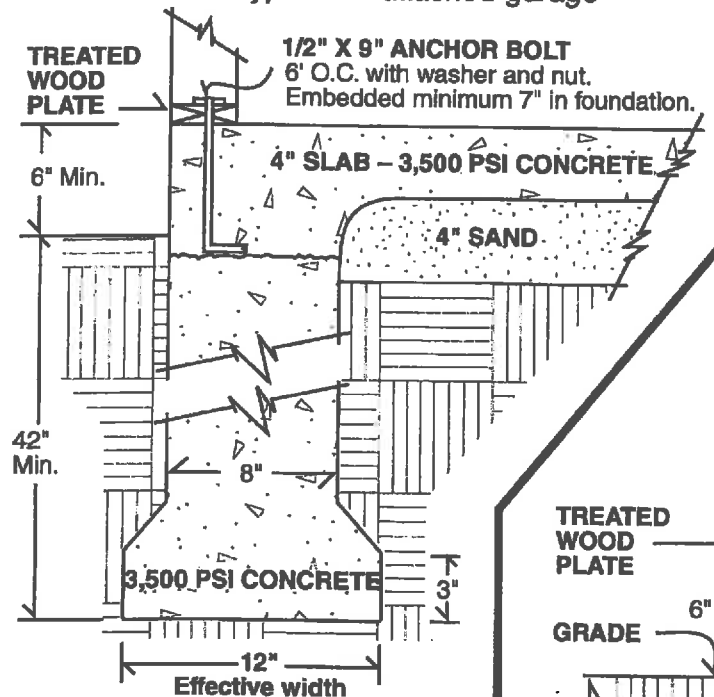


Slab-on-grade for detached garages



Poured concrete footing and foundation wall

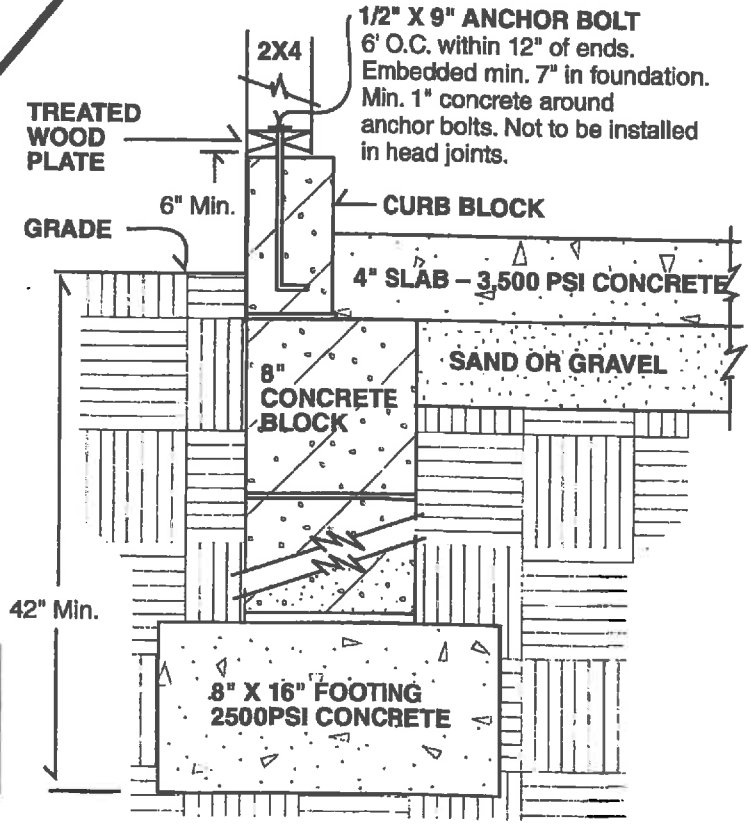
Typical for attached garage



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.)

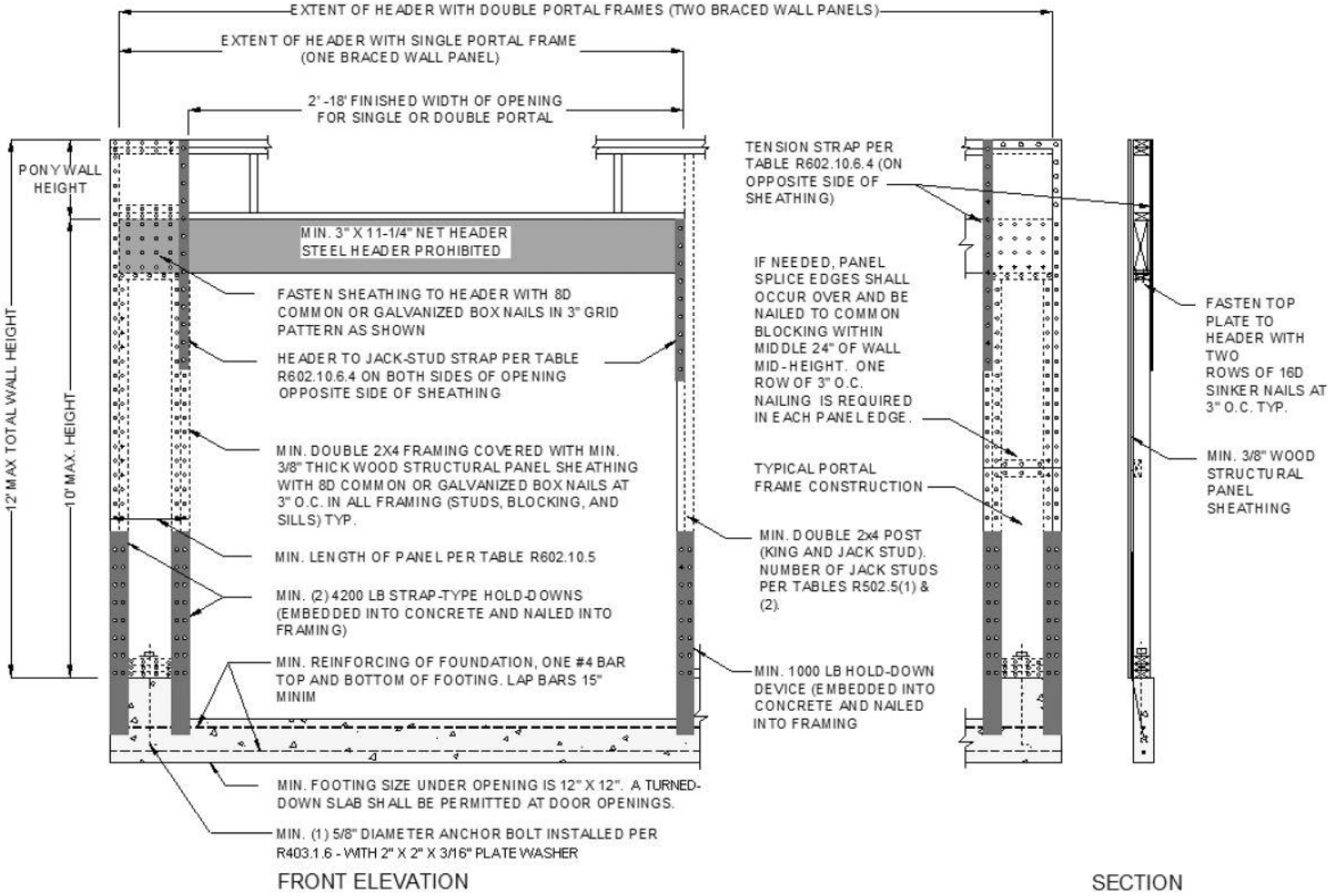
No Roof Load
2 – 2″ x 12″ S-P-F or equivalent gable end

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 ¾″ 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.

TABLE R602.10.6.4

TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS[a]

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]	
				Ultimate Design Wind Speed V_{ult} (mph)	
				115	115
				Exposure B	Exposure C
2 × 4 No. 2 Grade	0	10	18	1,000	1,000
	1	10	9	1,000	1,000
			16	1,025	2,500
			18	1,275	2,850
	2	10	9	1,000	1,875
			16	2,175	4,125
			18	2,500	DR
	2	12	9	1,500	3,175
			16	3,375	DR
			18	3,975	DR
	4	12	9	2,750	DR
			12	3,775	DR
2 × 6 Stud Grade	2	12	9	1,000	2,025
			16	2,150	3,675
			18	2,550	DR
	4	12	9	1,750	3,125
			16	2,400	DR
			18	3,800	DR

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

DR = Design Required.

a. Straps shall be installed in accordance with manufacturer's recommendations.