



Accessory Structures

Community Development Department

Building Inspections Division

5200 85th Avenue North / Brooklyn Park, MN 55443
Phone: (763) 488-6379 / Fax: (763) 493-8171
4/15 www.brooklynpark.org

This handout is a **guide** only and does not contain all of the requirements of the Minnesota State Building Code or city ordinances.

PERMITS:

A building permit is required for accessory structures. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses are exempt from permits, provided the floor area does not exceed 200 square feet

INSPECTIONS:

When a building permit is required for an accessory structure, the following inspection must be requested:

- Site/Footing Inspection - to approve accessory structure location and footings (if required, prior to placement of concrete).
- Framing - after completion of structural frame, sheathing and roof to the building frame, and prior to covering the structural frame.
- Final - upon completion of the accessory structure.

Please call (763) 488-6379 for inspection, call three days prior, and have your permit number available.

LOCATIONS:

Accessory structures are permitted uses in the residential zoning districts. Site and building plan review and approval by the Planning Commission and City Council may be required with regard to other zoning districts. Pole sheds and pole barns are not permitted as accessory structures. Accessory structures must not be constructed over property easements. Accessory structures on residential properties must be setback from property lines at least:

- 20 or 30 feet from any public right-of-way depending on zoning district. Note: the curb is not the right-of way.
- 5 or 7.5 feet from any interior property line depending on zoning district.
- Zero setback from utility/drainage easements, but in no case on or over an easement.
- Accessory structures may not be located between the house and street.

AREA:

On any lot the combined floor area of the detached accessory building(s) and an attached garage shall not exceed the area of the foundation footprint of the house, or 1,000 square feet, whichever is greater.

NUMBER:

No more than two detached accessory structures are permitted on a property.

HEIGHT:

Detached accessory structures must not exceed 18 feet in height or the height of the principal building, whichever is less.

Your property may have restrictions that are different from the above listed. Please forward your zoning questions to the City Planning Division at (763) 493-8056.

(continued on back)

SUBMITTALS REQUIRED FOR PERMIT:

Two copies of construction plans, showing proposed designs and materials. Drawings are to be drawn to scale on paper and may include:

- Certificate of Survey (may be available at the city offices) showing lot dimensions and location of existing and proposed structure(s)
- Floor Plan -
 - Out side lines and dimensions of the structure, location of interior walls
 - Size and spacing of footings, slabs, joist, rafters, headers, etc
- Exterior Elevations showing all sides
- Cross Sections and/or Elevations: rear or side views showing
 - Depth and type of footing and foundation
 - Material specifications for walls, roof and floors

STRUCTURAL RECOMMENDATIONS:

Foundations: The foundation for detached garage or shed may be a slab-on-grade with turned-down footings. Concrete having a 3500 lb. Strength and air entrainment should be specified. Concrete slabs must be a minimum thickness of 3 ½ inches. Normally, the perimeter of the slab is thickened to 12" for an 8" to 12" width around the perimeter. Within the thickened perimeter of the slab, two #4 (½") rebar should be installed to be continuous around the perimeter. If the slab rests on fill, it should be reinforced with 6" by 6" / 10-10 welded wire mesh. Splices must be over lapped 6". It is highly recommended that reinforcing bars be laid 4 feet on center each way with minimum 10 inch lap at splices.

Walls:

- Bottom plate (2"x 4") to be treated or foundation grade redwood anchored by approved foundation anchor straps or ½"x 10" bolts, with washer and nut spaced not more than 6 feet on center and within 12 inches from the ends of each plate.
- Studs (2"x4") to be spaced 16" on center, with three studs at exterior corners.
- Walls shall be capped with double top plates (2"x4"s) overlapped at corners and end joints offset at least 24".
- Structural wall sheathing panels (plywood, oriented strand board (O.S.B.) or fiberboard sheathing) are recommended. If structural wall sheathing is not used, corner bracing with wood panels or minimum size 1"x4" ribbon boards, or approved steel straps, must be attached to the studs and plates at all corners.
- Structural wall sheathing panels are required a minimum of 4 feet from corners and adjacent to overhead door openings.
- The exterior wall covering must be of a material that is weather resistive such as siding, stucco, brick or other weather resistive exterior wall covering.
- Headers must have at least a 2"x4" trimmer stud under each end. Headers greater than 6 feet shall have a minimum of (2) two trimmer studs at each end. Headers over doors and windows must be of the following minimum sizes for walls bearing roofs.

For opening:

Minimum header size:

Grade of Wood:

6 foot opening

2 - 2x10

#2SPF or #2HF

8 foot opening

3 - 2x10

#2HF

Headers for openings greater than 8 feet to be approved by the Building Inspection Division. (Consider pre-engineered laminated veneer lumbers for openings greater than 6 feet.)

Roofs:

- Rafters: Manufactured roof trusses are highly recommended. If hand framed rafters are being used, the size of the rafter is determined by the span and spacing of the rafter. Lumber used in construction of rafters must be at least 2"x4" in dimension. Roof sheathing must be of plywood, O.S.B. or other span rated sheathing.
- Specify the type of roof covering to be used (i.e. wood shingles, asphalt composition shingles, etc.) including underlayment and ice dam protection at eaves.