

SHEDS & ACCESSORY STRUCTURES – 200 SF OR LESS

- This handout is intended only as a guide. It shall not be considered a complete set of requirements.
- Materials and installation must comply with the current Minnesota State Building Code and the manufacturers' installation specifications for each product.
- **There are separate handouts for DETACHED GARAGES, and POST-FRAME BUILDINGS (POLE SHEDS). If you are building a detached garage or pole shed, use the guidelines in the appropriate handout.**
- An accessory structure which meets **ALL** of the following criteria does not require a building permit:
 - ❖ One-story
 - ❖ Detached / freestanding
 - ❖ Does not exceed 200 square feet of floor area
 - ❖ Used only for tools and storage, playhouses and other similar uses (non-habitable)
- **An accessory structure that does not meet ALL of the above criteria requires a building permit.** See separate handout *Sheds & Accessory Structures over 200 S.F.* for requirements.
- Accessory structures that are exempt from a building permit are NOT exempt from the requirements of the building code or local ordinances.
- **Some municipalities require a zoning permit regardless of whether a building permit is required. Check with your municipality to determine zoning requirements (setbacks, location, height, etc.).**

ZONING Permit submittal (if required) shall include:

- Permit Application**, completed in its entirety, including signature and valuation.
- SUPPLEMENTAL WORKSHEET FOR SHEDS 200 SF OR LESS** (see pg. 3). The drawing should identify proposed shed dimensions with measurements from the adjacent lot lines; as well as all lot lines, setbacks, easements, adjacent street names, and all structures on the property. **Check with your municipality to determine setback requirements for the property.**

- Inspections:** A final **zoning inspection** verifying setbacks may be required. Check with your municipality.
- At the time of the inspection, the property line markers must be noticeable. In the event that the property lines are not identified, a certified survey may be required.

PROJECT CHECKLIST:

The following is a guideline to assist in compliance with the requirements of the MN State Building Code.

- BEFORE YOU DIG, contact Gopher State One Call to locate buried utilities: (651) 454-0002 or (800) 252-1166. www.gopherstateonecall.org.
- Check with your local municipality to determine if a Certificate of Survey or a new or updated Registered Land Survey is required.
- Contact your Homeowner's Association or your municipality to identify if restrictive covenants are recorded against your property. Restrictive covenants enforced privately may be more restrictive than the municipality's regulations.
- All exterior footings shall be placed at least 12" below the undisturbed ground surface. Frost footings or a floating slab is permissible in certain circumstances (per MRC R403.1.4.1 and MN Rules 1303.0160).
- For sheds which are not placed on concrete slabs, treated skids shall be placed around the perimeters of the building or in locations that provide adequate bearing for the floor framing. The structure shall be anchored into the ground by an acceptable anchoring system to resist uplift and overturning forces.
- If a shed has a wood framed floor system, it shall be of preservative treated material or rot/decay resistant. This includes the floor sheathing unless there is a minimum 18" of separation from sheathing and joists to ground.
- All reinforcing steel shall have 3" of concrete cover provided.
- Floor surfaces may be concrete, asphalt, sand, gravel, crushed rock, or natural earth.
- There shall be a minimum 6" clearance between ground and non-treated wood.
- Wood exposed to ground, exposed to weather, located on concrete, or within 6" of grade, shall be a naturally durable wood (redwood, cedars, etc.) or approved treated lumber.
- Foundation sill plates shall be a naturally durable wood (redwood, cedars, and black locust) or approved treated lumber.
- Anchor bolts shall be a maximum of 6' on center, with a minimum of two bolts per plate section, located a minimum of 4" and a maximum of 12" from plate ends and splices. The bolts shall be at least ½" diameter and shall be embedded a minimum of 7" into masonry or concrete and placed within 8" of vertical reinforcement if used. (If curb blocks are used, they must be a minimum of 6" wide to ensure required concrete cover on anchor bolts.)
- Approved corrosion-resistant fasteners must be used on treated lumber.
- Each header shall have a length of bearing not less than 1½" for full width header. Additional bearing may be required for longer spans or if using engineered wood products.
- Wall bracing must comply with MRC R602.10.
- Roof must be designed to handle snow load of 35 lbs per sf.
- All doors, including overhead doors, must be rated for 115 mph ultimate wind speed (90 mph nominal).
- A water resistive barrier compliant with MRC R703.2 is required.
- Siding must be secured per MRC Table R703.3(1).
- Exterior walls of detached garages within 5' of the property line shall be protected with a minimum fire resistance rating of one hour with exposure from both sides.
- Caulk and flash all exterior openings.

SUPPLEMENTAL WORKSHEET FOR SHEDS 200 SF OR LESS

(This sheet MUST be included with your permit submittal)

Shed size: _____ x _____ = _____ (sq. ft.) (OVER 200 SQ FT REQUIRES BUILDING PERMIT)

DETAILED DRAWING OF PROPERTY AND PROPOSED SHED LOCATION

(A SEPARATE SHEET CAN BE USED IF MORE SPACE IS REQUIRED):

* Property Lines * Fence Location * Dimensions * Existing structures * Lot Layout * Streets & Alleyways *

