



Residential Detached Garage Checklist

Building permits may be submitted by the property owner OR a licensed Residential Building Contractor (BC#) with a Qualified Builder (QB#) number from the Minnesota Department of Labor and Industry.

This checklist does not apply for pole buildings or similar structures. See [Pole and Post Frame Accessory Structure](#) permit for requirements.

Required Permits

1. [Accessory Structure \(Over 200 Square Feet\)](#)

Additional Permits (If Applicable)

- [HVAC](#)
- [Plumbing](#)
- Electrical (through the State of Minnesota)
- [Gas Piping](#)
- [Erosion Control](#)
- [Shoreland/Floodplain](#)

Required Documents

Provide the following documents in **PDF format** when applying for this permit on ePlace:

1. **Site Plan** – See [Site and Survey Packet](#) for more information
2. **Survey** – See [Site and Survey Packet](#) for more information
3. **Section View**
4. **Plan View**
5. **Initial Roof Truss Drawings**

Additional Documents (If Applicable)

- Engineered Drawings and Engineered Product Design Info
 - Required when engineered wood products (i.e. laminated veneer lumber (LVL)) are used. Typically provided by the supplier.
- Planning/Zoning Approval Documentation
 - Required if a variance or similar Planning Action was approved

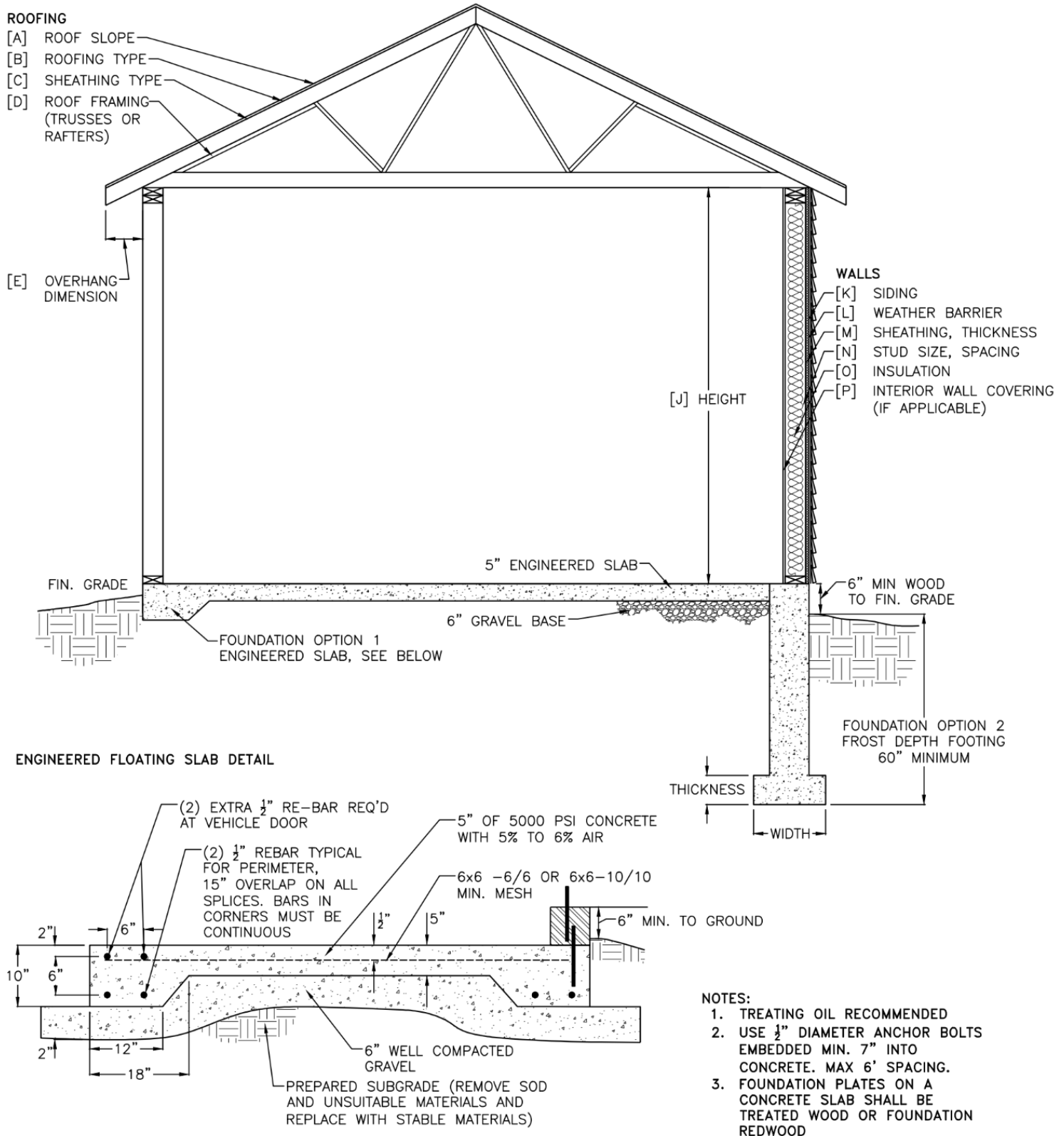
Inspections

For all inspections, call your inspector at least 24 hours in advance to schedule.

Footing forms must be inspected prior to pouring concrete.

Garage Section

Figure 1: Garage and Foundation Section



Garage Foundation and Section Details:

Roof:

Roof Type:

- ☐ Gable ☐ Hip ☐ Shed
☐ Gambrel ☐ Flat

A. Roof Slope: _____

C. Sheathing Type and Thickness: _____

B. Roofing Type: _____

D. Roof Framing (Choose Option A or B):

☐ Option A - Truss:

Manufactured By: _____

OR

☐ Option B - Rafters: Provide the following information as required by Chapter 8 of the MSRC:

Size: _____ Species: _____ Spacing: _____

E. Overhang Dimension: _____

NOTE: Design for live loads must be 42 psf (pounds per square foot). The truss manufacturer must design to site specific exposure category.

Wall:

J. Height: _____

N. Stud Size and Spacing: _____

K. Siding: _____

O. Insulation (if applicable): _____

L. Weather Barrier: _____

P. Interior Wall Covering: _____

M. Sheathing Type and Thickness: _____

Foundation:

Foundation Type:

- ☐ Frost Depth Footing _____ by _____
OR
☐ Engineered Floating Slab

Rows (Courses) of Block: _____

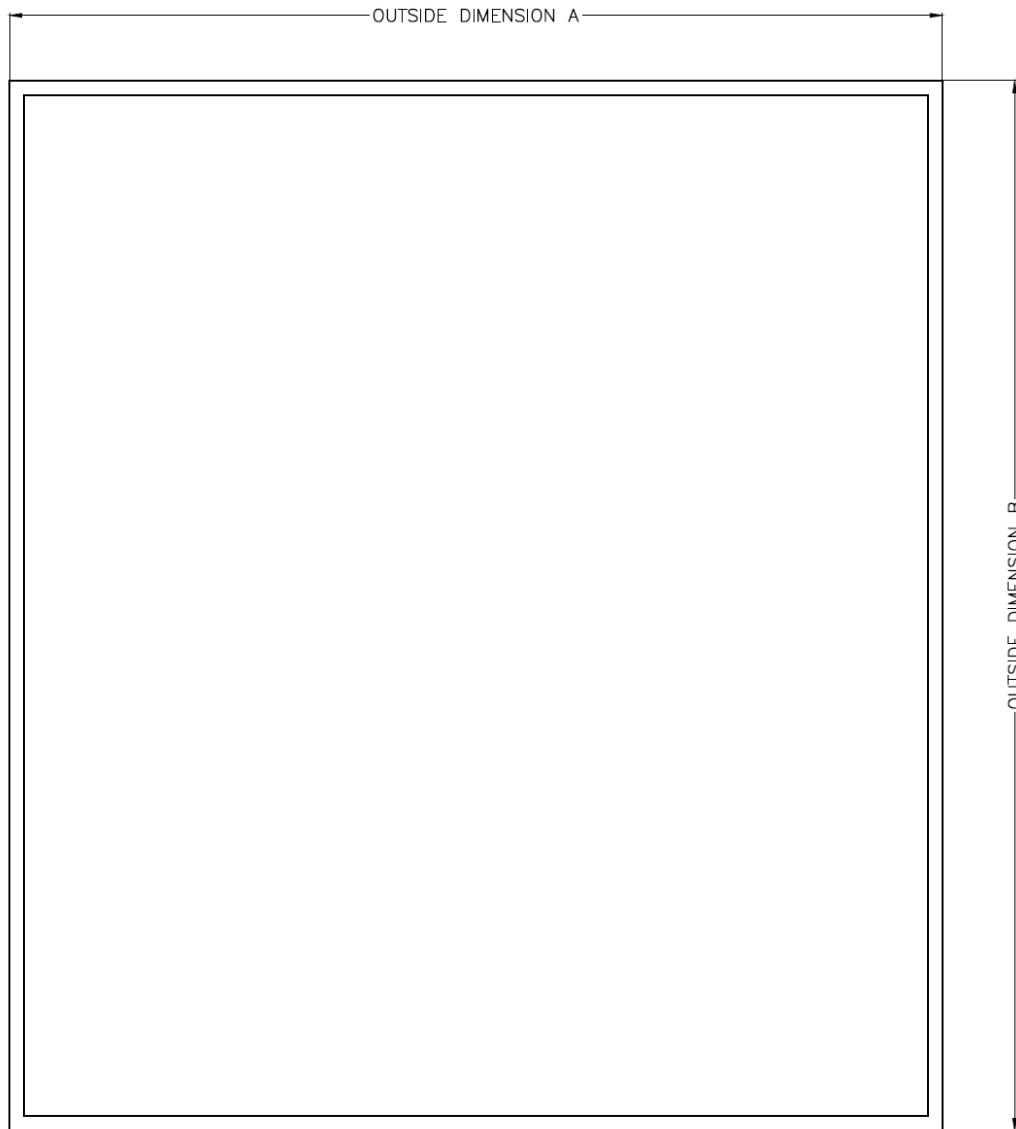
Is a retaining wall part of this project?

- ☐ Yes
☐ No

NOTE: Construction of a retaining wall greater than 4 feet in height requires a certified design by a MN Licensed structural engineer.

Garage Plan

Figure 2: Garage Plan



Garage Dimensions:

Show how the slab will be drained by drawing a drain or indicating with arrows the slope to the overhead door.

Draw in all doors and windows and note the width, height, and header dimensions on the Garage Plan Details page.

Write distance from corner to window and door openings

Indicate direction and span of the truss layout.

Garage Plan Details:

Dimensions:

Dimension A: _____

Dimension B: _____

Garage Door:

Garage Door Width: _____

Is garage door on a load bearing wall?

Size of Header: _____

☐ Yes

☐ No

NOTE: Doors in the wall carrying the roof load 9 feet wide or greater require an engineered lumber product. Supplier's design info must be submitted with the permit application.

Service Door:

Service Door Width: _____

Service Door Header: _____

Windows:

Window Width: _____

Window Header: _____

Additional Information

Setback Requirements

Setbacks are the required distance from property lines, center of street rights-of-way, or other buildings. Garages must be built within the City of Duluth [Unified Development Chapter \(Zoning Regulations\)](#) setbacks as well as setbacks required in the Minnesota Residential Code.

If the Zoning regulations and the Building Code have different requirements, **use the more restrictive requirement.**

Zoning Setbacks

As of January 2026, the following setbacks are for a typical R-1 Zone. **Verify the zone and setback requirements of your property:**

- **Rear Property Line** – 5 feet
- **Front Property Line** – Site Specific
- **Side Property Line** (not on a corner lot) – 3 feet from side property line.
- **Side Property Line** – (on a corner lot) – Site specific
- **Adjoining Property** – 10 feet from the principal structure on the adjoining property

Garages built within 5 feet of a setback require 1 hour fire rating on all parts of the structure within 5 feet of the property line.

Additionally, any single accessory structure must not exceed 30% of the rear yard. All accessory structures on a property may not occupy more than 60% of the rear yard area.

Building Code Setbacks

Walls – Minimum 5 feet from property line OR up to the property line with a 1-hour fire rating.

Overhangs – Minimum 5 feet from property line unless fire rated with no eave openings (vented soffits).

Openings – Allowed wall openings measured from the property line are defined as follows:

- 5 Feet or greater from the property line – Unlimited openings
- 3 Feet up to 5 Feet – 25% of the wall area may be openings
- Less than 3 feet – No openings permitted

Wall Section and Garage Plan

Indicate whether you will use a frost protected foundation or an engineered slab. Walls that exceed 10 feet in height require a design signed by a structural engineer licensed in the State of Minnesota.

Maximum Height - Garages can be built up to a maximum height of 20 feet measured from the highest point of a flat roof or the average height of the highest gable to grade.

Floor - Garage floor may be concrete, asphalt, sand, gravel, crushed rock, or natural earth

Header Design Information

Generally, the following header sizes are acceptable for a 24-foot-wide building:

Openings Not Exceeding:	Header Sizes (Including two cripple studs on each end)
3 feet 6 inches	Two 2x6 on edge
5 feet 3 inches	Two 2x10 on edge
8 feet 11 inches	Four 2x12 on edge

Openings 9 feet wide or greater require an LVL header with supporting documentation

See [Table R602.7](#) for more options. **Note:** Duluth has a 60psf ground snow load.

Foundations

Garage foundation can be built with one of the following options:

- A minimum 5-inch reinforced slab on grade with 60-inch drop footings made of:
 - Poured concrete
 - Core-filled block
- Pre-engineered floating slab with thickened edges detailed in the plans. **Note:** If garage is over 1,500 square feet, the design must be signed by a structural engineer licensed in the State of Minnesota.