

# RESIDENTIAL GARAGES

CITY OF DUNDAS  
BUILDING INSPECTIONS DEPARTMENT  
DUNDAS CITY HALL  
216 RAILWAY STREET NORTH, PO BOX 70  
DUNDAS, MN 55019  
507-645-2852

The following items **MUST BE SUBMITTED** before your building permit application can be processed. All information submitted must be complete and accurate.

- ✍ A signed Building Permit Application from the City Clerk
- ✍ 4 Certificates of Survey or Plot Plans
- ✍ Four sets of building plans to scale completed and approved by an architect and/or engineer  
(**No hand drawings/sketches accepted**)

## GENERAL INFORMATION

BUILDING PERMIT APPLICATION FORM Must be obtained from and signed by the City Clerk. Provide state contractor's license number.

AREA AND HEIGHT Detached garages, buildings and additional accessory structures, individual and combined shall be subject to the maximums listed in the following table. **Exception** – Existing or proposed agricultural buildings currently used to agricultural purposes, as verified by the Planning & Zoning Department.

Lot Size	Maximum Building Area	Maximum Building Height
Less than 1 acre	1,000 square feet	15 feet
1 – 1.99 acres	1,600 square feet	18 feet
2 – 4.99 acres	2,000 square feet	18 feet
5 – 7.99 acres	2,600 square feet	20 feet
8 – 9.99 acres	3,200 square feet	20 feet
10 – 19.99 acres	4,000 square feet	24 feet
20 – 39.99 acres	5,000 square feet	24 feet

PLOT PLAN: Provide an updated plot plan of your property showing all property lines, existing buildings and dimensions, setbacks, wells, septic tank and drainfield locations, where City sewer is not available, and proposed garage location with setbacks. (New footings and foundations must be a minimum of 10' from septic tanks and a minimum of 20' from drainfields.) A sample plot plan is available from the Building Inspection Department.

TWO SETS OF PLANS showing:

Section view (side, cutaway drawing) showing footing depth, width and thickness, floor type, wall height, framing, sheathing, siding, roofing, and roof pitch (see example).

Elevation drawings of front and sides showing how finished garage will look (see example).

Floor plan: indicate on the floor plan length and width of garage, location of doors, windows, interior walls, headers, plumbing and heating fixtures. If it is an attached garage, show the floor plan of the existing adjacent rooms.

Failure to provide all the above information will delay or prevent permit approval. After a preliminary review, additional information may be required. **Allow 7 - 10 days for processing.**

# RESIDENTIAL GARAGES

Page 2

**Attached Garages:** All garages attached to the house must have a minimum of 42" frost footing. The roof must be designed to support a minimum 40 pound per square foot live snow load. Provide a floor plan of existing structure adjacent to proposed garage.

**Detached Garages:** Detached garages may be built on an approved floating slab or a 42" frost footing. Roofs must be designed to withstand a minimum 30-pound per square foot live snow load. The size of the detached garage may be restricted. For information contact Building Inspection Department.

## Required inspections:

1. Footing—before concrete is poured.
2. Framing.
3. Electrical wiring must be approved by the state electrical inspector. Your Building Permit does not include the State Electrical Permit or Electrical Inspection. For permit and inspection requirements, please call:  
**Randy Edel (507) 334-3748** between 7:00-8:30 a.m.
4. Final inspection when all work is completed.
5. Additional inspections as needed.

## Questions?

Planning/Zoning Department.	507-645-2852
Building Inspections Department	507-645-2852
Rice County Environmental Health Department	507-645-9576 or 507-332-6113