



ACCESSORY BUILDING / GARAGE

A building permit is required for an accessory building which is accessory structure detached or attached from the principal structure, having a roof and walls to provide weather protection. This includes attached and detached garages, storage sheds, gazebos and similar structures. No permit is required for buildings or structures 200 square feet or less, but building and zoning setback requirements apply.

APPLICATION SUBMITTAL REQUIREMENTS

Construction Plans, illustrating:

- Dimensions of structure
- Overhead and Elevation
- Sidewall and overall height
- Foundation and Footings (size, depth, reinforcement, anchor bolts, etc.)
- Framing including walls, headers, trusses/rafters, etc. (lumber type, size, spacing, specifications, etc.)
- Finish materials (roofing, siding, etc.)
 - *Metal roofing/siding requires a Certificate of Compliance.*

Certificate of Survey / Site Plan

Drawn to scale and indicating:

- Lot dimensions
- Size and location of existing structures
- Size and location of proposed structure
- Setbacks from all property lines of proposed and existing structures, including septic sites, wells, wetlands, etc.
 - *A site plan is acceptable if the proposed structure exceeds setback requirements by at least 2x.*

Electrical Permit (if applicable)

- Electrical permits are issued by the State of Minnesota. Submit application to the Department of Labor and Industry at www.dli.mn.gov. Electrical inspections are performed by the State Electrical Inspector.

Submit Permit

- Submit application for permit online at www.corcoranmn.gov > **Building Permits**
- Permit Type: **Accessory Building**

Any new structure must meet the setback requirements of the zoning code. Requirements for size, height, setback and architectural standards can be found in the City Zoning Ordinance, *Title X, Sec. 1030.020* or by contacting Planning & Zoning.

For specific questions regarding building code requirements, refer to the applicable codes or contact the city's contracted Building Official, **Metro West Inspection Services at 763-479-1720** or email permits@corcoranmn.gov.

REQUIRED INSPECTIONS

Approved construction plans must be on site for all inspections.

- **Footing:** After forms and reinforcing bars (if applicable) are in place, but prior to pouring concrete.
- **Framing:** After installation of framing, blocking, bracing and required rough-in inspections are approved.
- **Final:** After any plumbing, mechanical and electrical final inspections approved.

To schedule inspections contact **Metro West Inspection Services at 763-479-1720**.

This handout is intended as a guide and is based in part on the Minnesota State Building Code, City Ordinances, and established building practices. No guarantees are given regarding its completeness or correctness. The permit holder is responsible for ensuring compliance with all relevant codes and ordinances. Additional permit handouts are available online at www.corcoranmn.gov/public_services/construction_services_inspections.

CONSTRUCTION SERVICES AND INSPECTIONS

www.corcoranmn.gov | Email: permits@corcoranmn.gov

TITLE X: ZONING ORDINANCE
SECTION 1030 - GENERAL REQUIREMENTS

the property owner shall be required, when appropriate, to address storm water runoff management, reducing impervious surfaces, increasing setback, restoration of wetlands of wetlands, vegetative buffers, sewage treatment and water supply capabilities, and other conservation-designed actions.

6. A portion of a conforming lot may be separated from an existing parcel as long as the remainder of the existing parcel meets the lot size and sewage treatment requirements of the zoning district for a new lot and the newly created parcel is combined with an adjacent parcel.

Subd. 5 Exceptions to Nonconformity Regulations

- A. The City shall regulate the repair, replacement, maintenance, improvement of nonconforming uses, buildings, and structures in floodplain areas to the extent necessary to maintain eligibility in the National Flood Insurance Program and to avoid an increase in flood damage potential or increase the degree of obstruction to flood flows in the floodway.
- B. The nonconformity provisions of this Ordinance do not prohibit the City from enforcing an ordinance that applies to nonconforming adult uses (adult bookstores, adult theaters, or similar adult use businesses). The City may enact, amend, or enforce an ordinance providing for the elimination or termination of adult uses by amortization, even if such use was lawful at the time of its inception.

(Ord 493, passed 06-22-23)

1030.020 - ACCESSORY BUILDINGS, STRUCTURES, USES AND EQUIPMENT

Subd. 1. Permits Required.

- A. A building permit is required for all accessory buildings, except:
 1. Agricultural buildings as defined by this Chapter. These buildings shall not require a building permit, but shall be required to obtain a Certificate of Compliance from the City prior to beginning construction and shall comply with all other zoning Ordinance standards and permit requirements.
 2. Accessory structures less than 200 square feet in area. These buildings shall be required to meet all setback requirements.

Subd. 2. Time of Construction. No accessory building shall be constructed or developed on a lot prior to the construction of the principal building, except for agricultural buildings as defined by this Ordinance and allowed by this Section.

Subd. 3. Location

- A. Except in the UR and RR districts, no accessory building, structure, or use shall be allowed within a front yard.
- B. Detached accessory structures shall have a minimum building separation of 10 feet from the principal building.
- C. Accessory structures located on through lots may be located between the rear of the principal building and the public right-of-way.
- D. Recreation equipment such as play apparatus, swing sets and slides, sandboxes, tree houses, above or in-ground swimming pools, hot tubs, play houses, etc. shall comply with the minimum accessory structure setbacks.

E. Setbacks

- 1. Setbacks for accessory buildings in the UR and RR district shall comply with the following:
 - a. Front – same as underlying zoning district
 - b. Side – 20 feet
 - c. Rear – 15 feet
 - d. Agricultural uses shall be a minimum of 100 feet from all property lines, unless the agricultural use is an animal shelter and said shelter is no more than one-half the total allowable square footage as set forth in Subd. 4(E) of this Section, in which case said shelter may be set back a minimum of 25 feet from the property line and 75 feet from neighboring residences.
- 2. Setbacks for accessory buildings in the urban residential zoning districts shall comply with the following:
 - a. Front – no accessory building shall be located in the front yard
 - b. Side – 10 feet

- c. Rear – 10 feet
- 3. Setbacks for accessory buildings in the non-residential zoning districts shall comply with the following:
 - a. Front – no accessory building shall be located in the front yard
 - b. Side – 10 feet
 - c. Rear – 10 feet
 - d. Adjacent to residential – accessory buildings shall comply with the minimum setback requirements for principal structures in the district.

Subd. 4. Size

- A. Attached garages with a footprint of less than 1,000 square feet shall not be considered as part of the maximum footprint for purposes of the detached accessory structure calculations. However, attached accessory space in excess of the initial 1,000 square feet shall be counted towards the maximum allowable detached accessory building footprint.
- B. The footprint of above grade or below grade swimming pools and 1 accessory structure of less than 200 square feet shall not be included in the calculation of maximum allowable area of accessory structures.
- C. A maximum of one fish house shall be permitted to be stored on a property and shall meet all accessory structure setback requirements. Such structures 200 square feet in area or greater shall be counted toward the allowed detached accessory area.
- D. Except in the UR and RR districts, a conditional use permit is required for construction of more than one detached accessory building with a footprint in excess of 200 square feet.
- E. The maximum allowable total or accumulated footprint (total footprint of all accessory structures) for detached accessory buildings in the Urban Reserve and Rural Residential districts shall be as follows:

Acres	0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9
<1	1,250 or 25 percent of the area of the rear yard, whichever is less.									
1	1,250	1,275	1,300	1,325	1,350	1,375	1,400	1,425	1,450	1,475
2	1,500	1,531	1,563	1,594	1,625	1,656	1,688	1,719	1,750	1,781
3	1,813	1,844	1,875	1,906	1,938	1,969	2,000	2,031	2,063	2,094
4	2,125	2,156	2,188	2,219	2,250	2,281	2,313	2,344	2,375	2,406
5	2,438	2,469	2,500	2,531	2,563	2,594	2,625	2,656	2,688	2,719
6	2,750	2,781	2,813	2,844	2,875	2,906	2,938	2,969	3,000	3,031
7	3,063	3,094	3,125	3,156	3,188	3,219	3,250	3,281	3,313	3,344
8	3,375	3,406	3,438	3,469	3,500	3,531	3,563	3,594	3,625	3,656
9	3,688	3,719	3,750	3,781	3,813	3,844	3,875	3,906	3,938	3,969
10+	3,969	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

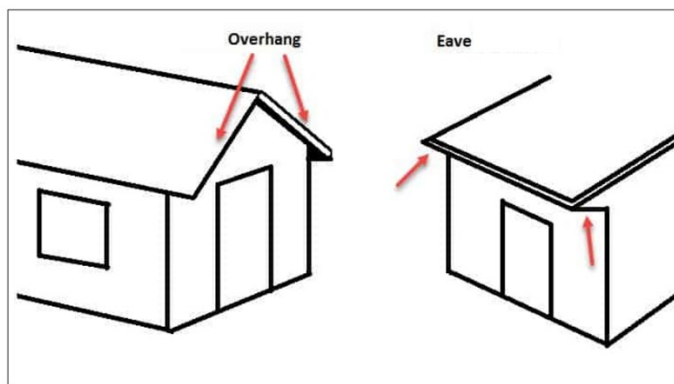
- F. In the non-residential and urban residential districts, the maximum size of accessory buildings shall not exceed 1,000 square feet or 25 percent of the area of the rear yard, whichever is less.
- G. Non-agriculture accessory buildings that would result in more than the 3,969 square feet allowed by this Section shall only be permitted on parcels located in the UR or RR district and 10 acres or more in size with a conditional use permit and subject to the following criteria:
1. The proposed use shall be in conformance with all City regulations.
 2. A certificate of survey shall be required that identifies all existing structures on site, including buildings, septic sites and wells. In addition, the survey shall include the proposed structure, flood plain, wetlands, and any recorded easements.
 3. Applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance.
 4. The building materials standards required by this Section have been met.
- H. Agricultural buildings that would result in more than the 3,969 square feet allowed by this Section shall only be permitted on parcels 10 acres or more in size with a Certificate of Compliance from the City and subject to the following criteria:
1. The proposed use shall be in conformance with all City regulations.

2. A certificate of survey shall be required that identifies all existing structures on site, including buildings, septic sites and wells. In addition, the survey shall include the proposed structure, flood plain, wetlands, and any recorded easements.
 3. The building materials standards required by this Section have been met.
 4. The agricultural building is used for agricultural purposes only.
- I. Agricultural buildings in excess of the size limitations allowed by Subd. 4 (E) of this Section shall be allowed by conditional use permit on parcels that are located in the UR or RR district and are less than 10 acres in size, but are adjacent to actively farmed land under the same ownership or ownership by the landowner in a recognized legal relationship, shall be allowed subject to the following criteria:
1. The proposed use shall be in conformance with all City regulations.
 2. A certificate of survey shall be required that identifies all existing structures on site, including buildings, septic sites and wells. In addition, the survey shall include the proposed structure, flood plain, wetlands, and any recorded easements.
 3. The building materials standards required by this Section have been met.
 4. The applicant provides proof of ownership as required above.
 5. The agricultural building is used for agricultural purposes only.
- J. Agricultural buildings shall be allowed as a principal use by conditional use permit on parcels that are actively farmed, are located in the UR or RR district and are located adjacent to the farmstead under the same ownership or ownership by the landowner in a recognized legal relationship, shall be allowed subject to the following criteria:
1. The proposed use shall be in conformance with all City regulations.
 2. A certificate of survey shall be required that identifies all existing structures on site, including buildings, septic sites and wells. In addition, the survey shall include the proposed structure, flood plain, wetlands, and any recorded easements.
 3. The building materials standards required by this Section have been met.

4. The applicant provides proof of ownership as required above.
5. The agricultural building is used for agricultural purposes only.

Subd. 5. Building Height.

- A. Sidewall height shall be measured from the base of the structure to the bottom of the eave on the exterior sidewalls.
- B. All accessory structures shall be constructed with eaves and overhangs that are a minimum of 12 inches in length.



- C. The maximum sidewall height of an accessory building constructed in the front or side yard is 10 feet and a maximum sidewall height of an accessory building constructed in the rear yard is 13 feet, 6 inches, except:
 1. Multi-story accessory building may be allowed by administrative permit to exceed these height limits, provided the structure does not exceed the height of the principal structure. All multi-story accessory buildings shall include a minimum of two different building materials and building articulation to add architectural interest to the building elevations.
 2. Agricultural buildings may be allowed by Certificate of Compliance to exceed these height limits, provided the structure does not exceed the building height limitations of the zoning district in which it is located.
 3. Accessory buildings with accessory dwelling units may exceed these height limits when approved as part of the applicable review process for the accessory dwelling unit provided all other performance standards for accessory buildings are met.

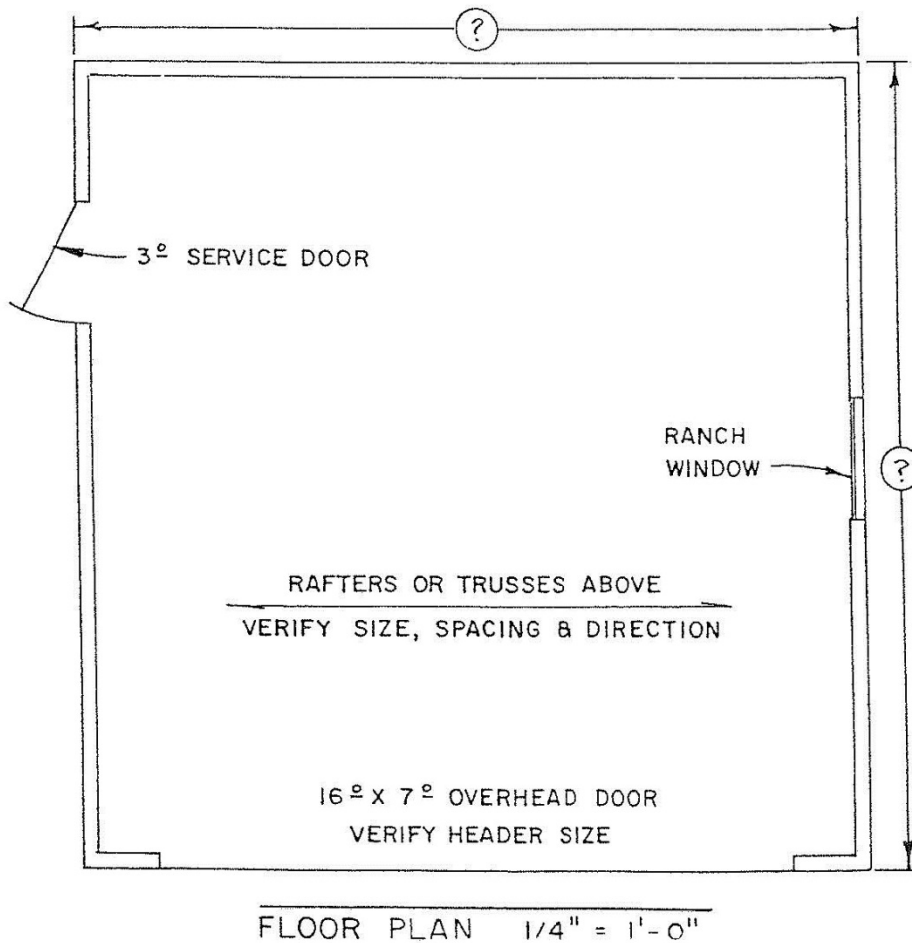
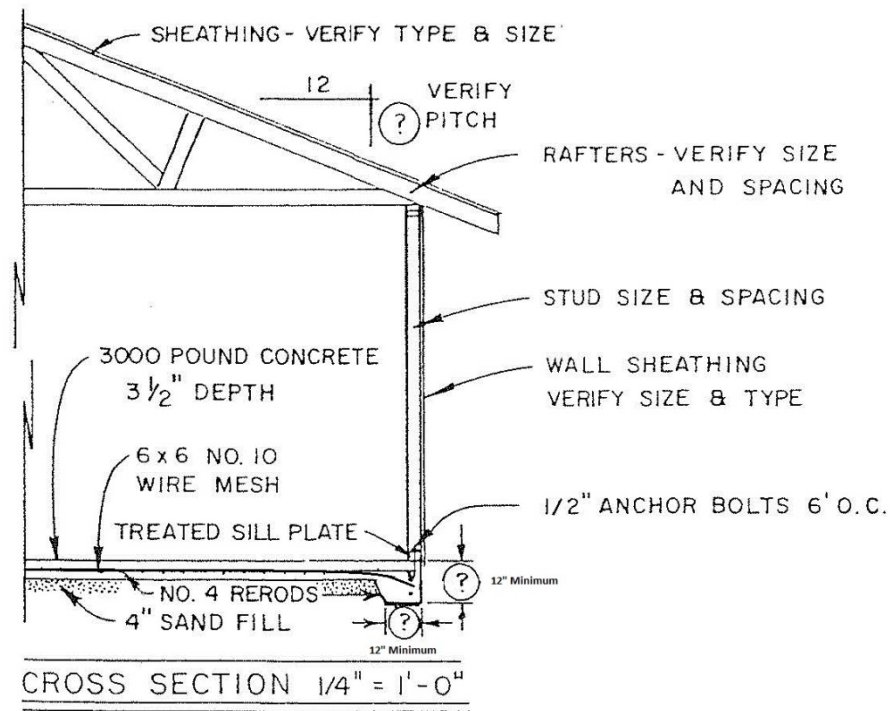
- D. Any building that does not meet the standards above may only be permitted to exceed the allowable building height with a conditional use permit and subject to the following criteria:
1. The proposed use shall be in conformance with all City regulations.
 2. A certificate of survey shall be required that identifies all existing structures on site, including buildings, septic sites and wells. In addition, the survey shall include the proposed structure, flood plain, wetlands, and any recorded easements.
 3. Applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance.
 4. The building materials standards required by this Section have been met.
 5. The proposed building will be compatible with surrounding land uses.

Subd. 6. Architectural Standards.

- A. Accessory buildings on parcels 2 acres or smaller must comply with the building material standards in Section 1060.050, Subd. 1(B) of the Zoning Ordinance.
- B. Building materials must comply with performance standards in Section 1060.050, Subd. 1(D) of the Zoning Ordinance.
- C. Accessory buildings constructed primarily of canvas, plastic, or other similar non-permanent building materials shall be prohibited. All accessory buildings must meet Minnesota State Building Code requirements.

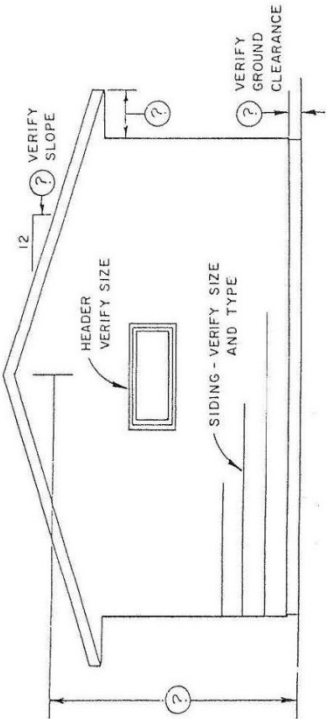
(Ord 348, passed 05-25-17, Ord 427, passed 08-26-21, Ord. 442, passed 11-22-21, Ord. 508, passed 10-26-23, Ord. 510, passed 10-26-23)

FRAMING

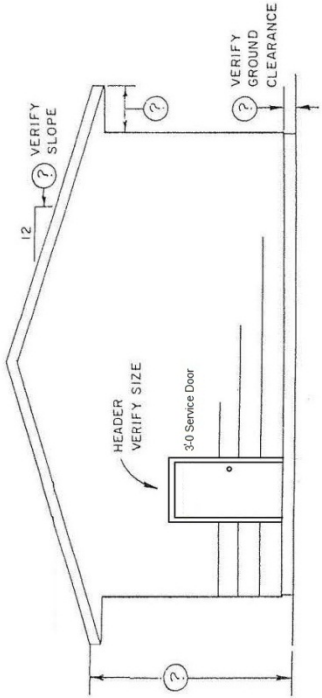


ELEVATION

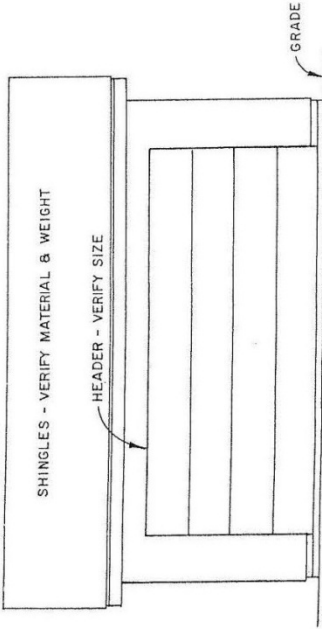
ELEVATIONS



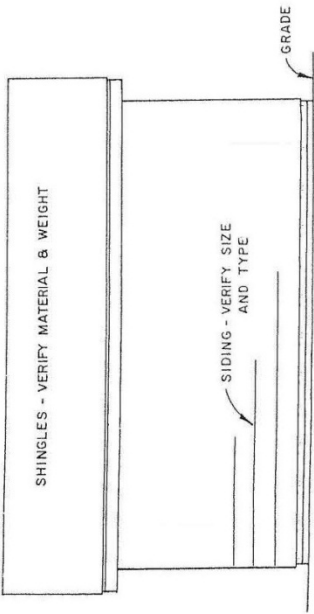
SIDE ELEVATION 1/4" = 1'-0"



SIDE ELEVATION 1/4" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"

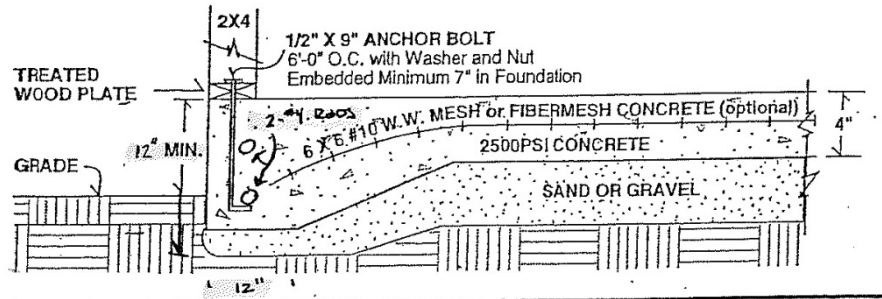


REAR ELEVATION 1/4" = 1'-0"

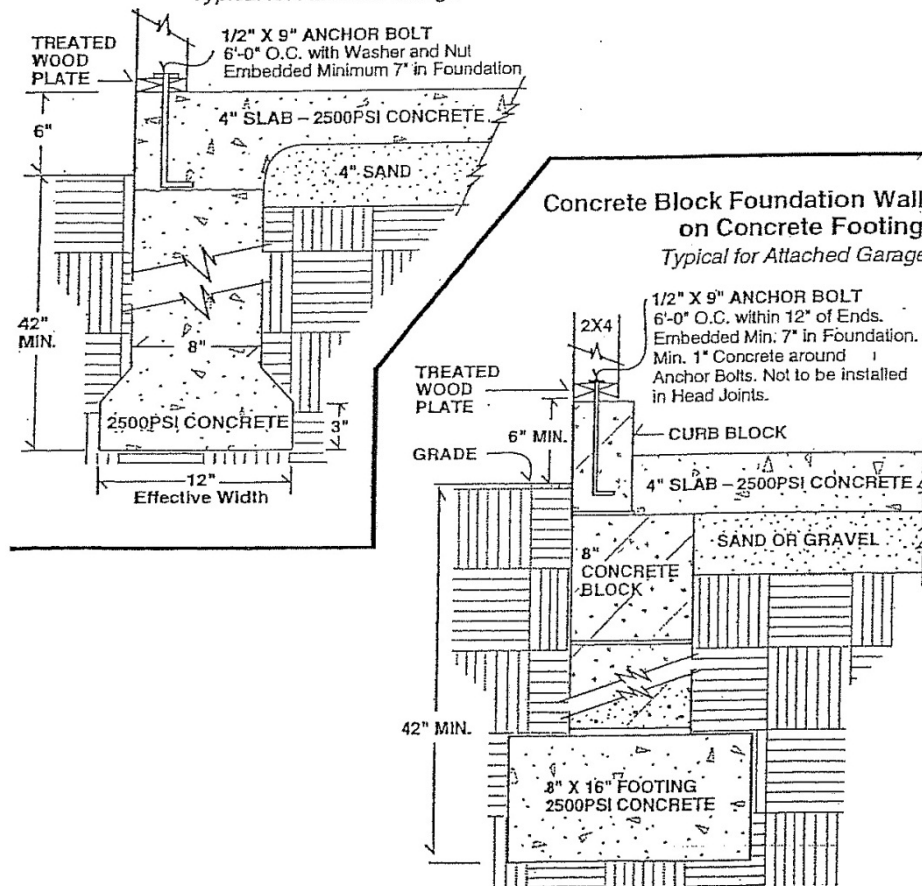
FOUNDATIONS

FOUNDATION PLAN EXAMPLES

Slab-On-Grade for Detached Garages



Poured Concrete Footing and Foundation Wall *Typical for Attached Garage*



NOTE: Wood foundations may also be allowed.

GARAGES AND THE 2020 MINNESOTA RESIDENTIAL CODE

Minnesota Department of Labor and Industry

PERMITS

Building permits are required for construction of all garages. The 2020 Minnesota Residential Code has different requirements for attached and detached garages. Garages must also meet the land use and setback requirements of city zoning code. Questions about setbacks from property lines should be directed to the local planning and zoning department.

PERMIT FEES, PLAN REVIEW AND INSPECTIONS

Building permit fees are established by the municipality for plan review and inspection. The building official completes the plan review to spot potential problems and may make notes on the plan for your use. Inspections are performed at various stages of construction to verify code compliance.



Obtain permit costs by calling your local building inspection department with the project's estimated construction value.

REQUIRED INSPECTIONS

- **Footing or concrete slab:** Inspected after all formwork is set and any required reinforcement is in place but before the concrete is poured.
- **Framing:** Inspected after framing is done and required rough-in inspections are finished and approved.
- **Final:** The project is inspected upon completion.
- **Other:** The inspector may require or suggest other inspections to ensure code compliance or assist with questions.

GENERAL BUILDING CODE REQUIREMENTS

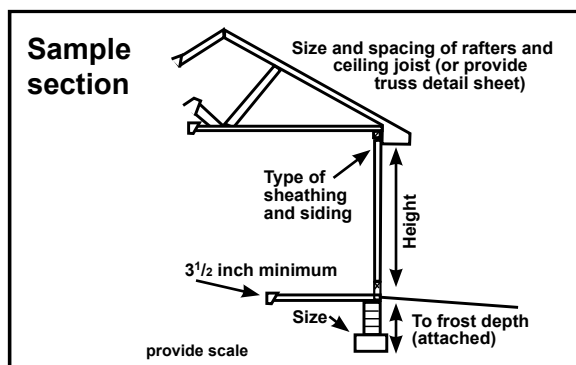
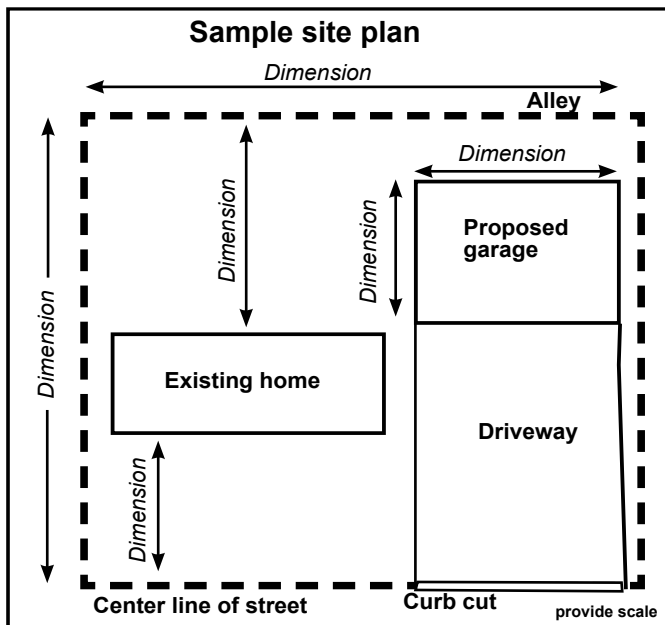
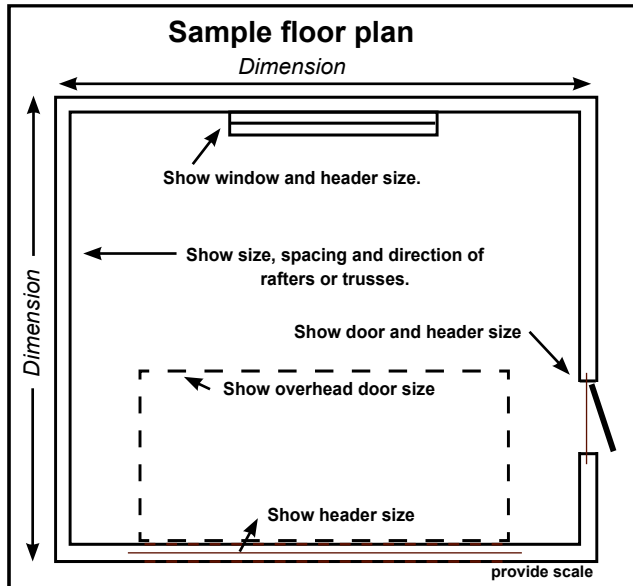
The Minnesota State Building Code is the standard of construction for Minnesota (Minnesota Statute 326B.121). The 2020 Minnesota Residential Code adopts the 2018 International Residential Code (2018 IRC). View the 2020 Minnesota Residential Code at <https://codes.iccsafe.org/content/document/1581>.

- **Footings:** Footings must extend to frost depth for all attached garages.
 - **Sill (sole) plate:** All foundation sill plates must be approved treated wood, redwood heartwood, black locust or cedar.
 - **Wall framing:** Studs must be placed with their wide dimension perpendicular to the wall and at least three studs must be installed at each corner of an exterior wall. Minimum stud size is two inches by four inches and spaced not more than 24 inches on center.
 - **Top plate:** Bearing and exterior wall studs must be capped with double-top plates installed to provide overlapping at corners and at intersections with other partitions. End joints in double-top plates must be offset at least 24 inches.
 - **Sheathing, roofing and siding:** Approved wall sheathing, siding, roof sheathing and roof covering must be installed according to the manufacturer's specifications. A water-resistive barrier over the wall sheathing is required prior to application of the siding product.
- A "floating slab" may be used for the foundation support of detached garages on all soils except peat and muck. The slab perimeter must be sized and/or reinforced to carry all design loads. Slabs must be at least 3 1/2 inches thick and reinforcing is recommended. The minimum concrete strength is 3,500-pounds-per-square-inch.
- **Anchor bolts or straps:** Foundation sill (sole) plates must be anchored to the foundation steel bolts at least 1/2 inches in diameter or approved straps. The bolts must be embedded at least seven inches into the concrete and spaced no more than six feet apart. At least two bolts for each piece of sill plate is required, and one bolt must be within 12 inches of each end of each sill plate. Anchor straps must be installed according to manufacturer's specifications.

EXAMPLES

The following samples show the minimum detail required on site, floor and elevation plans. Additional information, such as sectional drawing or elevations, may be required. The plans should include:

1. Proposed size of garage.
2. Location and size of door and window opening.
3. Size of headers over all doors and window openings.



CODE REQUIREMENTS (CONTINUED)

- **Wood and earth separation:** Treated wood must be used in construction located 6 inches to or closer to the ground.
- **Roof framing:** Size and spacing of conventional lumber used for roof framing depends upon the roof pitch, span, the type of material used and the loading characteristics imposed. Garages must be designed for the appropriate snow load in your area. Contact your local building inspector.

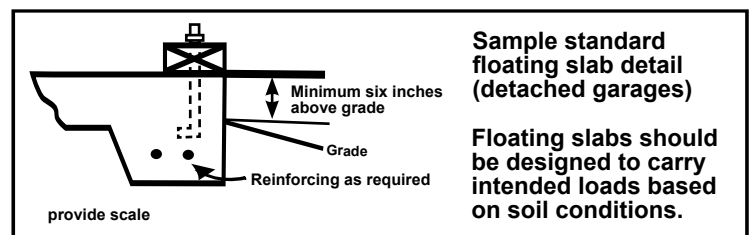
Rafters must be framed directly opposite each other at the ridge. Hand-framed roofs must have a ridge board at least one-inch (nominal) thickness and not less in depth than the cut end of the rafter.

A single valley or hip rafter must be located at all valleys and hips. The single valley or hip rafters must be at least two inches (nominal) thickness and at least the depth of the cut of the rafter.

Valleys must be designed as a beam.

Rafters must be nailed to the adjacent ceiling joist to form a continuous tie between exterior walls. Manufactured trusses must be installed according to the manufacturer's instructions.

- **Separation required:** An attached garage must be separated from the residence and its attic area by not less than 1/2-inch gypsum board applied on the garage side. Garages with habitable rooms above the garage must be separated by not less than 5/8-inch type "x" gypsum board applied on the garage side. The structure supporting the separation of the floor-ceiling assembly must be protected by not less than 1/2-inch gypsum board.
- **Concrete curb block:** Concrete masonry curb blocks must be at least 6-inch-modular width (4-inch-curb blocks are not permitted by code).



Note: Illustrations are examples only.

mn DEPARTMENT OF
LABOR AND INDUSTRY
CONSTRUCTION CODES AND LICENSING

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This flier is an overview of guidelines for planning the construction of a garage and can be provided in different forms.

STORAGE SHEDS and the 2020 MINNESOTA RESIDENTIAL CODE

Minnesota Department of Labor and Industry

Are storage sheds required to comply with the 2020 Minnesota Residential Code?

Storage sheds and similar uses are accessory structures and their occupancy group classification is IRC-4. These structures must be designed and constructed in accordance with the 2020 Minnesota Residential Code (MNRC). [R300.1, R301.1]

Do storage shed requirements apply for all of Minnesota?

The Minnesota State Building Code is the standard of construction for all of Minnesota, in areas with or without local code enforcement. The 2020 MNRC adopts the 2018 International Residential Code (IRC) with amendments. [Minnesota Statutes, section 326B.121, MR 1309]

The Minnesota State Building Code, or the code, is adopted under Minnesota Statutes, section 326B.106, subdivision 1, and includes the chapters identified in Minnesota Rules, part 1300.0020. The 2020 MNRC can be viewed at <https://codes.iccsafe.org/content/MNRC2020P1>.

Are building permits required for all storage sheds?

One-story storage sheds with a floor area of 200 square feet or less are exempt from building permit requirements. All storage sheds must comply with the code, local ordinances and other laws. [MR 1300.0120, subp.4]



A manufactured storage shed with wood skids.

Can storage sheds have electrical lighting and outlets installed?

Electrical light fixtures, outlets and other electrical related items are allowed in sheds, but an electrical permit is required for their installation even when a building permit is not required. An electrical inspector will conduct a rough-in inspection when interior finishes are installed on walls or ceilings but prior to concealment. A final inspection is required when the project is complete. The homeowner or Minnesota-licensed electrical contractor who obtained the electrical permit must contact the local electrical inspector to schedule the required inspections.

Is a Minnesota residential building contractor license required to build a storage shed?

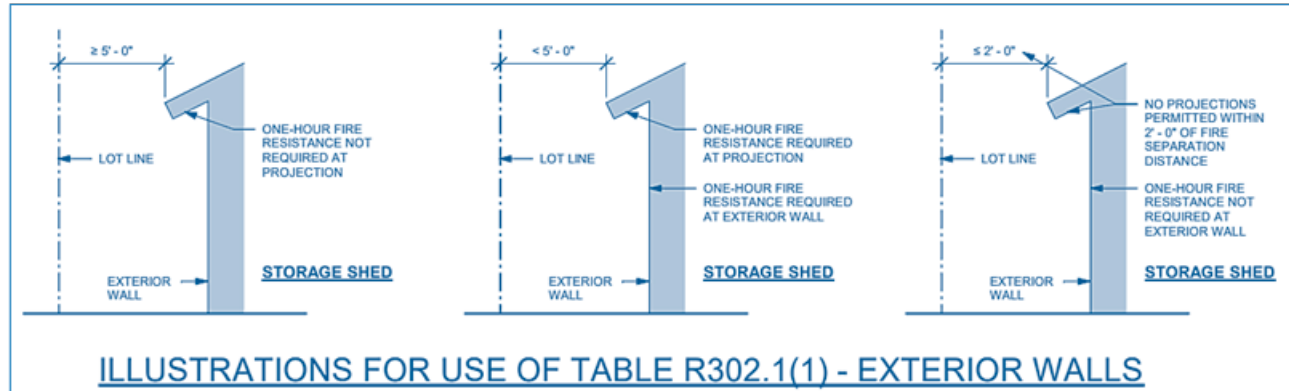
Residential building contractor, residential remodeler or residential roofing licenses are not required for the construction of a storage shed. Although Minnesota licensure is not required, contracted individuals and homeowners should confirm local jurisdiction requirements for permits, inspections and other requirements before construction. [Minn. Stat. 326B.802, subd. 13 and Minn. Stat. 326B.805]

Are storage shed setbacks from property lines regulated by the code?

The 2020 MNRC does not address minimum property line setback requirements for storage sheds. Local zoning ordinances may regulate property line setbacks and the size and number of accessory structures permitted on a property. Storage sheds cannot be constructed within a property's drainage and utility easements.

Does the code have requirements for exterior walls and eave projections near property lines?

All sheds, including those not requiring a building permit, must comply with code requirements for exterior walls. Shed exterior walls less than five feet from the property line are required to be one-hour fire-resistance rated. Roof eave projections equal or greater than two feet and less than five feet from the property line are also required to be one-hour fire-resistance rated. (See illustration below) [R302.1, Table R302.1(1), MR 1300.0120, subp. 4]



Is a structural engineer required to design a storage shed?

A design by a structural engineer is not required for storage sheds designed in accordance with the prescriptive requirements of the 2020 MNRC. Designs, foundation systems and methods of anchorage that are unconventional construction practices and not addressed by the code must be certified by a structural engineer as compliant with the code. [R301.1.3]

Do storage sheds require footings and foundations that comply with the code?

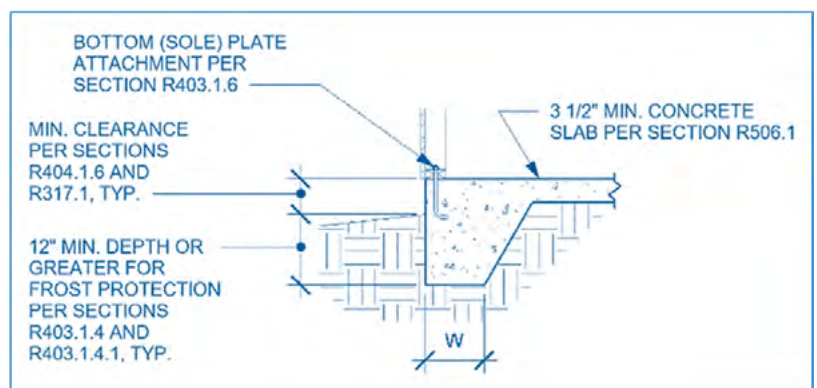
The footing and foundation of the structure must support all loads (i.e. dead loads, live loads, roof loads, snow loads, wind loads) as prescribed by the code. This is necessary to provide a complete load path to transfer loads from their point of origin through the foundation to the supporting soils. [R301.1, R401.2]

Do storage sheds require frost depth footings?

The 2020 MNRC has five exceptions from the requirements for minimum footing depth for frost protection, including MR 1303.1600. MR 1303.1600 permits slab on grade construction for one-story detached private garages, shed buildings and carports not larger than 1,000 square feet on any soil except peat or muck. [R403.1.4.1, MR 1303.1600]

Does slab on grade construction require a footing?

Slab on grade construction, often called a turned down footing, requires the perimeter of the slab to be capable of supporting all imposed design loads. The code requires turned down footings to be placed 12-inches below the undisturbed ground surface. For exterior framed walls constructed directly on the concrete slab, the code requires a minimum of 6-inch clearance from untreated wood products to grade. (See illustration at right) [R403.1.4, R317.1]



If the storage shed is designed with an attic for storage, is the attic considered a story?

The code defines an attic as unfinished space between the ceiling and roof assemblies and a habitable attic as finished or unfinished habitable space within an attic. Closets, storage, utility spaces and similar uses are not considered habitable space.

A habitable attic is **not** considered a story when complying with **all** of the following requirements:

1. the occupiable floor area is 70 square feet or more;
2. the occupiable floor area has a ceiling height of 7'-0" or more;
3. the occupiable space is enclosed by roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below; and
4. the floor of the occupiable space does not extend beyond the exterior walls of the floor below.

(See full code text) [R202, R325.6, R304, R305]

Are anchor bolts required for slab on grade construction?

Foundation anchorage is necessary because structures must support all loads (i.e. dead loads, live loads, roof loads, snow loads, wind loads) and provide a complete load path to through the foundation to the supporting soils. Wood sill plates at exterior walls on monolithic slabs must be anchored to the foundation with anchor bolts spaced a maximum of 6 feet on center. Bolts must be at least 1/2-inch in diameter and extend a minimum of 7 inches into concrete. Locate the bolts in the middle third of the width of the plate. A nut and washer must be tightened on each bolt. Foundation anchor straps equivalent to anchor bolts are permitted in accordance with the manufacturer's installation instructions and design. (See full code content) [R403.1.6]

Is a storage shed built elsewhere and delivered to a property considered a manufactured structures?

Storage sheds built off site are usually not considered manufactured structures by the code because they are of open construction with all framing visible and the structural panel siding attached directly to the stud wall framing. Minnesota Rules, chapters 1360 and 1361, address manufactured structures of closed construction as "prefabricated" or "industrialized/modular." Closed construction is any building manufactured in a manner in which all portions cannot be readily inspected at the installation site without disassembly, damage, or destruction of the building. Open construction is not regulated by MR 1360 or MR 1361.

Are manufactured storage sheds on skids required to be placed on level ground, crushed rock or concrete slab?

The storage shed manufacturer should provide instructions with recommendations for placement so the shed is stable and level. The instructions may also address air flow for the floor system and other considerations.

Is the siding on manufactured and site-built storage sheds required to have 6 inches of clearance above the ground?

All storage sheds constructed with wood support skids, wood floor joist, wood floor sheathing, exterior wall framing and wood exterior structural panel siding must be protected from decay as required by the code. The code requires the following to be decay protected: wood joists or the bottom of a wood structural floor closer than 18 inches or wood girders closer than 12 inches to the ground and wood siding, sheathing and wall framing on the exterior of the structure having a clearance of less than 6 inches. Wood products that protect against decay are naturally durable wood or preservative treated wood. [R317.1, R317.1.2]

Do manufactured or site-built storage sheds require floor systems designed to the code?

Storage sheds constructed with wood support skids, wood floor joist, wood floor sheathing, must be designed as conventional construction with floor joist spacing based on the grade and species of the joist material, span limitations of the structural panel floor sheathing, and required joist bearing requirements. The code includes requirements for decay resistance materials for floor systems. [2020 MNRC Chapter 5, R317.1, R317.1.2]

Does the code include manufactured storage shed anchorage requirements?

The code provides prescriptive requirements for foundations and anchorage for structures built with conventional construction practices. Storage sheds, like other structures regulated by the code, must be anchored in place to prevent movement or overturning due to weather events. The shed manufacturer must install or provide an anchoring system based on the individual shed's area, height, wind exposure and accepted engineering practices. [R301.1, R301.3, R310.2]

Are storage sheds required to have a water-resistive barrier (WRB) at exterior wall assemblies?

The code requires a WRB over the exterior wall sheathing prior to the installation of siding to prevent water accumulation within the wall assembly for both heated and unheated structures. Structures built using the post/frame method (pole buildings) or with structural panels attached directly to the studs as the siding and exterior sheathing must have a WRB or an alternative secondary drainage plane to drain moisture to the structure's exterior. An alternative method for the secondary drainage plane must comply with the intent of the code and be approved by the jurisdiction's building official. Previous model codes exempted detached accessory structures from WRB installation requirements, but the exception was removed in the 2018 IRC. [R703.2, R703.1.1, MR 1300.0110]

Are detached storage sheds required to have an ice barrier installed before installing asphalt shingles?

The code does not require ice barriers for detached accessory structures that do not contain conditioned floor area. However, the asphalt shingle manufacturer may require ice barriers in their installation instructions. Asphalt shingles must be installed in accordance with the code and the manufacturer's installation instructions. [R905.1.2, R905.2.7, R905.1]

Instead of buying wood trusses for a storage shed, can an individual fabricate their own?

Wood trusses are engineered components of the roof and ceiling structure and must be designed by a Minnesota licensed engineer to accepted standards. A structurally compliant roof and ceiling structure can be constructed without trusses in accordance with the 2020 MNRC prescriptive requirements for hand framing of ridge boards, rafters and ceiling joists. [R802.10 R802.3, R802.4, R802.5]

Can a storage shed be finished to create a dwelling such as a "tiny home" or "accessory dwelling unit?"

Local zoning ordinances dictate if a tiny home or accessory dwelling unit (ADU) is allowed on the property. Municipal zoning ordinances vary by municipality and regulate land use, including location, height, width, type of foundation, number of stories and size of buildings. Zoning ordinances may also limit the number of dwellings on a property.

A shed converted into a tiny house or ADU must comply with the 2020 MNRC requirements for dwellings. A dwelling is defined as a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation and a tiny house is a dwelling with 400 square feet or less in floor area excluding lofts. Tiny homes and ADUs must comply with code requirements for structural design, foundations, energy code compliance, light, ventilation, heating, minimum room sizes, ceiling heights, emergency escape and rescue openings, means of egress, smoke alarms and carbon monoxide alarms, sanitation, and toilet, bath and showers spaces. View more about tiny houses at www.dli.mn.gov/sites/default/files/pdf/tiny_houses.pdf.

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