

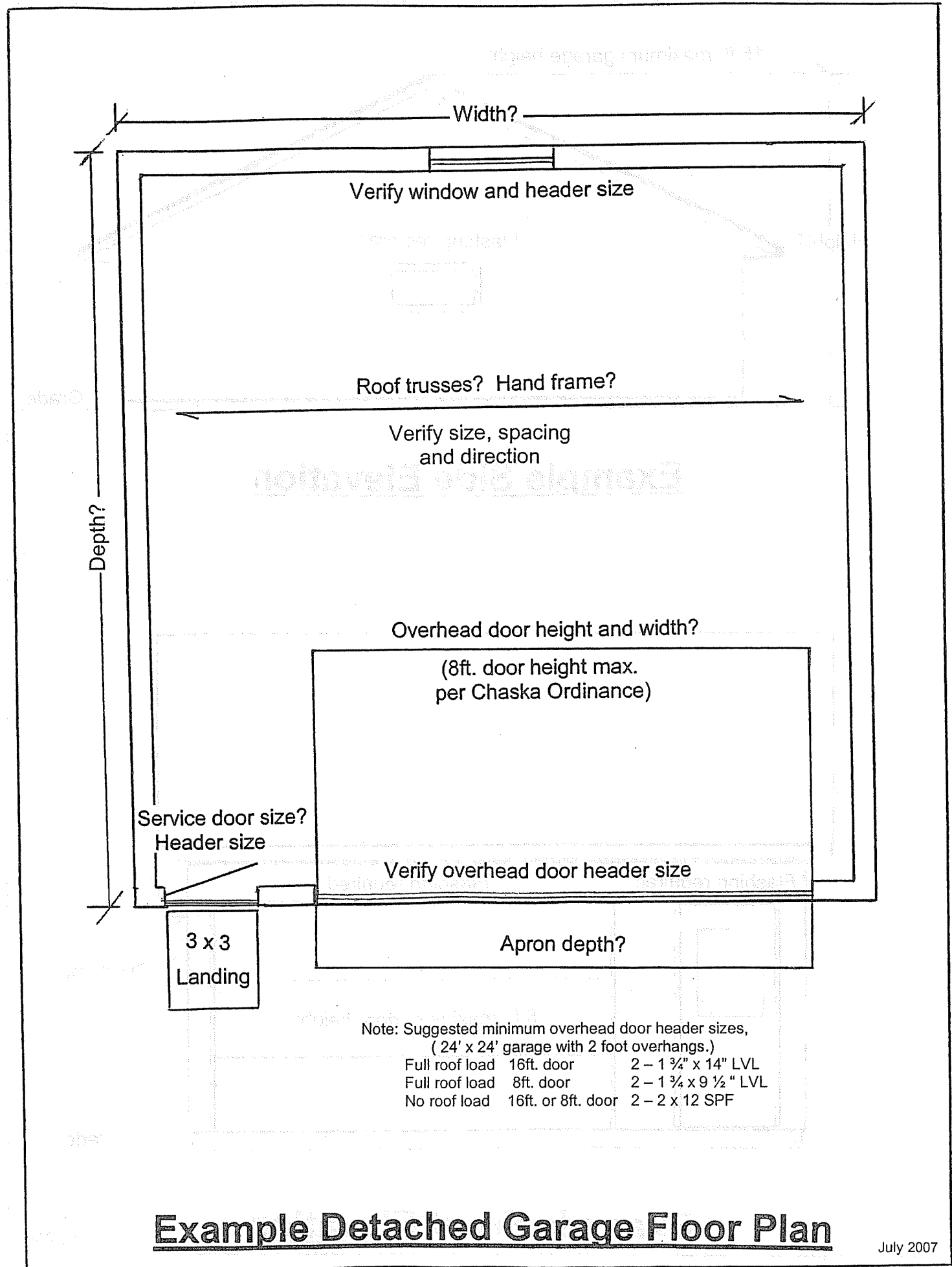
## CITY OF CHASKA SPECIFICATIONS FOR DETACHED GARAGES

### ALL APPLICATIONS MUST INCLUDE:

1. The completed building permit application, all required information in the numbered spaces, be signed and dated.
2. Two copies of a Certificate of Survey showing the location and area of the existing structures and proposed structure. Indicate the setbacks from the property lines. The Inspection Department may approve having corner property pins staked only, in place of a Certificate of Survey. (Structure location may be limited by Chaska Ordinance #787.)
3. Two copies of drawings showing proposed designs and materials. Drawings shall be drawn to ¼ inch scale with the following information:
  - **Floor Plan** - indicating proposed size, window, and door openings, size, spacing and direction of rafter material.
  - **Cross Section** - indicating footage and floor design, wall, and roof construction.
  - **Elevations** - front and side view indicating height of structure (which is a maximum mean height of 15 feet for a detached garage.)
4. If truss roof system is to be used, submit a copy of the stamped pre-engineered truss design from the manufacturer at the framing inspection.

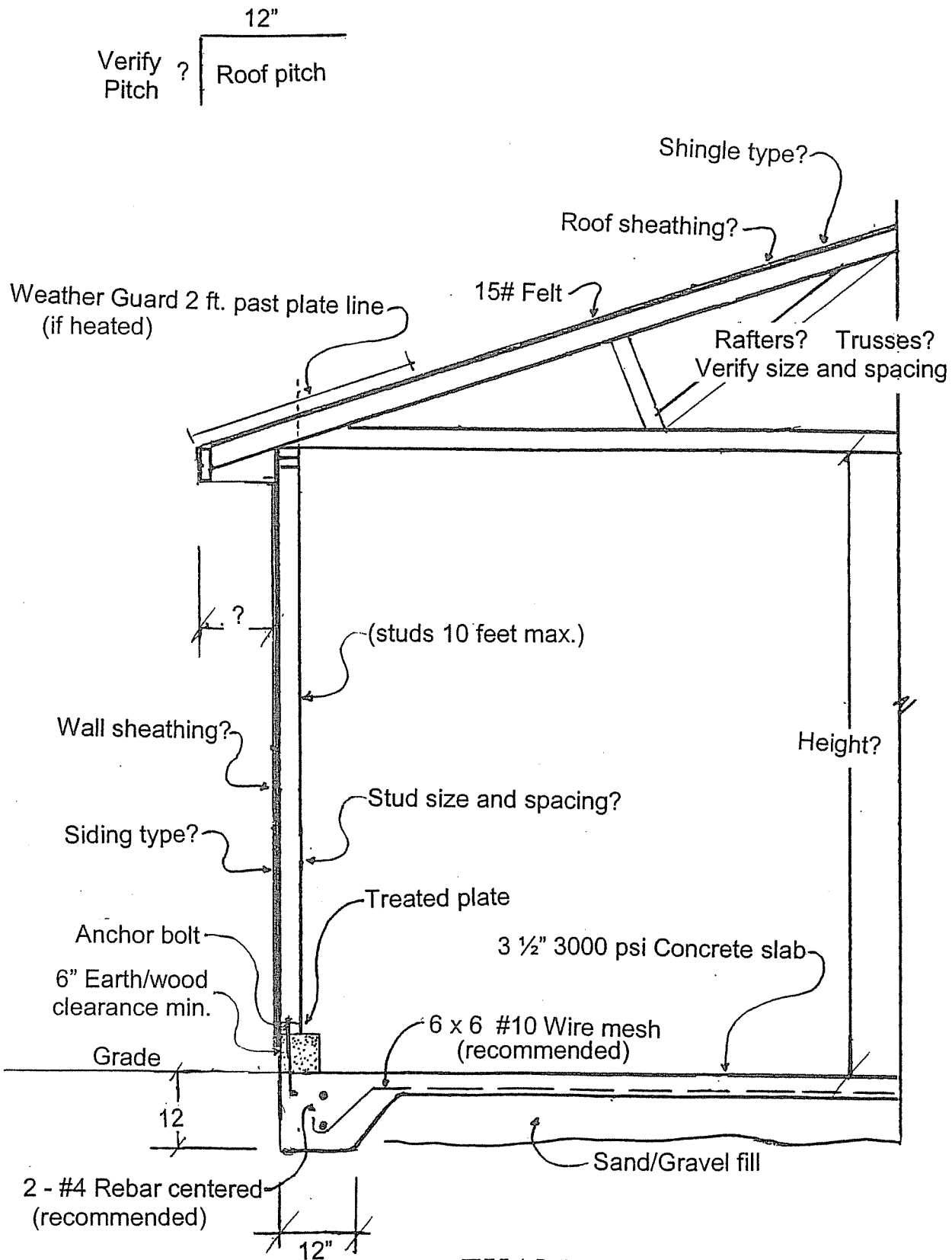
### BUILDING CODE REQUIREMENTS:

1. **Foundation:** (see attached slab design example)
  - A "floating slab", up to a maximum of 600 square feet in area, may be poured on any soil except peat or muck. Remove all sod and root structures and other fibrous materials and cover with 4" sand/gravel fill. At the perimeter of the slab, form a thickened edge, having a minimum vertical dimension at the exterior face of 12 inches below grade, with at least a 6" curb block projecting above the slab perimeter to maintain 6" wood clearance above finished grade. The bottom of the perimeter slab shall be at least 12 inches wide and then sloped upward to the bottom of the floor slab with a minimum slab thickness of 3 ½ inches (see attached drawing). The concrete slab strength shall be at least 3,000 psi.  
***In cold weather, concrete must be protected from freezing.***  
***Note:*** Chaska Ordinance allows detached accessory structures up to 768 sq. ft. but footings must be frost protected.
  - Recommended: When slab is over 200 square feet in area, provide a minimum of reinforcement of 6 x 6 #10 gauge wire mesh. Overlap 6 inches at splice and bend down into the edge of the slab at least 6 inches. When slab is over 400 square feet in area, provide with one #4 re-rod around the perimeter of the slab 3 inches from the top and 3 inches from the bottom, centered on the width of the footing. (See attached handout as an example.)
2. **Sill Bolts:** ½" x 7" anchor bolts, 6 foot O.C. and within 12 inches from corners. A minimum of 2 anchor bolts per section.
3. **Sill Plates:** The bottom plate shall be a minimum of 2 x 4 pressure treated redwood or other rot-resistant wood.
4. **Wood Framing:** Wood studs shall be at least 2 x 4's with three studs provided at the corners. Studs are a maximum of 10 feet in length.



## Example Detached Garage Floor Plan

# Slab On Grade Detached Garage



EXAMPLE CROSS SECTION