



GARAGE MOVING REQUIREMENTS

Minneapolis Inspections Division
Informational Bulletin
March 2007

Permits and inspections are required to move a garage from outside or within the city from another property address. Garages to be moved must be in good condition. Roof covering must be serviceable, stucco repaired, rotted materials replaced, siding including fascia/soffits to be repainted if paint is flaking and/or peeling.

- **Moving Permit Application** – A moving permit is required to move any building in the city. Obtain and complete the Wrecking/Moving Application form. The 'Job Address' is the location where the garage is to be moved to. Indicate the garage building size (i.e. 12'x 20'). Indicate 'Type of structure and last Occupancy' (i.e. detached garage) and the address and city it is being moved from. Obtain approval from the office of Public Works-Traffic department (Doug Maday 612-673-5755) at 300 Border Ave. Minneapolis, and receive an approved signature for the travel route. Bring the approved signature on the Wrecking/Moving Application with you to the Minneapolis Development Review Office (MDR) at 250 So 4th Street, Rm 300, Minneapolis, MN 55415 and obtain Zoning approval and a Building permit for the garage.
- **Building Permit Application** – A building permit is required to place a slab as well as for the garage attachment and any repairs performed. Obtain and complete the Building/Street Use Application form for the detached garage and new concrete slab. The individual performing the work (property owner or a licensed building contractor) must obtain a permit from the Inspections Division at 250 So 4th Street, Rm 300, Minneapolis, MN 55415. Contractors must present a current state contractor license at the time of permit application. Two sets of plans are required consisting of:
 - (a) Site Plan showing the location of the garage on the property and
 - (b) Exterior elevation drawings of the garage.

You may draw the Site Plan and garage elevation drawings yourself. You also need to locate your property corner monuments. There is a bulletin available on property line location on the Inspections Division website at: <http://www.ci.minneapolis.mn.us/mdr/> If you are unable to complete these requirements you may need assistance from a building contractor or design professional.

An inspection is required before placement of the garage on an existing slab or placing of a new concrete slab (forms inspection); contact your building inspector for this inspection. The applicant is responsible to locate and identify the property pin corners before the arrival of the building inspector. If you are unable to locate your property pin corners, you will be required to hire a Licensed Land Surveyor to locate and place them for you prior to the inspection.

The garage is required to be secured to the concrete slab with Anchor Bolts through a treated sill plate. Walls and soffits closer than 3 feet to property lines (excluding those adjacent to public right-of-ways) must be protected on the interior and exterior framing with 5/8" exterior gypsum sheathing, stucco or other approved materials for fire resistance. Openings (windows, etc.) are not permitted in walls closer than 3 feet to property lines not adjacent to public right-of-ways. See Mpls. Bulletin titled "Detached Garage Protected Wall".

- **Electrical Permit Application** - Electrical work requires an electrical permit and inspections. Applications are available from the State of MN Electrical Licensing and Inspection Division, 443 Lafayette Road N., St. Paul, MN 55155, (651) 284-5064, fax (651) 284-5743. On the web, www.electricity.state.mn.us. Homeowners doing their own electrical work may obtain a permit application from Minneapolis Development Review.

When all work is completed call for final inspections by your City of Minneapolis Building Inspector and State of Minnesota Electrical Inspector.