

GARAGES/ACCESSORY BUILDINGS

Information Necessary When Applying For A Building Permit

- 1. Application for building permit
- 2. Application for zoning certificate
- 3. Site plan
- 4. Cross section

Land Use Restrictions

Setbacks from property lines vary depending upon the zoning district your home is located in. They may also vary dependent on whether the garage/accessory building is attached to the home or detached. Additional zoning provisions may apply, like lot coverage, building height or limitations to number and size of accessory structures on the lot. Contact the Zoning Director for the requirements in your location. This is an important first step in the planning for any garage/accessory building project.

Building Code Requirements

Footing: Footings must be extended below frost depth for all attached garages. A "floating slab" may be used for the foundation support of detached garages. The perimeter of the slab must be thickened to a minimum vertical dimension of 10 inches at the edge. The bottom of the thickened edge must be at least 12 inches wide and then may be sloped upward to meet the bottom of slab at a 45 degree angle. The minimum slab thickness must be 5 inches. The minimum concrete strength required is 2500 pounds per square inch. In cold weather, protect concrete from freezing until cured.

Anchor Bolts: Foundation plates or sills must be bolted to the foundation with not less than ½ inch diameter steel bolts embedded at least 7 inches into the concrete and spaced not more than 6 feet apart. There must be a minimum of two bolts per piece with one bolt located within 12 inches of each end of each piece.

Sill Plate: All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills which rest on concrete or masonry foundations must be of approved treated wood, foundation cedar or redwood not less than 2 inches in thickness, having a width not less than that of the wall studs.

Wall Framing: Studs must be placed with their wide dimension perpendicular to the wall, and not less than three studs must be installed at each corner of an exterior wall. Minimum stud size is 2 x 4 and spaced not more than 24 inches on center.

Top Plate: Bearing and exterior wall studs need to 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 48 inches on bearing walls.

Sheathing, Roofing & Siding: Approved wall sheathing, siding, roof sheathing and roof coverings must be installed according to the manufacturers specifications.

Wood & Earth Separation: Wood used in construction located nearer than 6 inches to earth shall be treated wood or wood of a natural resistance to decay. (cedar, redwood)

Wall Opening Protection: Exterior garage walls located within 6 feet of a dwelling or 3 feet to any property line must be protected with materials approved for one hour fire resistive construction.

Required Inspections

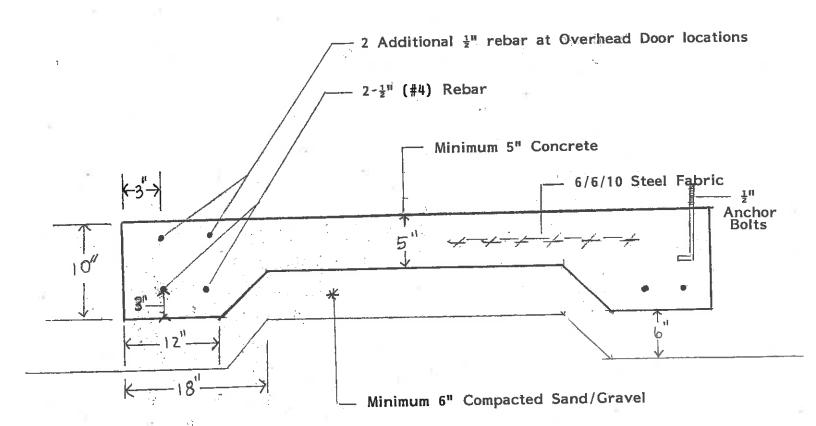
- 1. Footing/Concrete Slab: To be made after all form work is set up, mesh laid, rods wired in, etc. but PRIOR TO THE POURING OF CONCRETE.
- 2. Framing: To be made after all framing, blocking, sheathing and bracing are in place.
- 3. Final: To be made upon completion of the garage and finish grading.
- 4. Other Inspections: In addition to the three inspections above, the inspector may make or require other inspections to ascertain compliance with the provisions of the code or to assist you with your questions or concerns during the construction process.

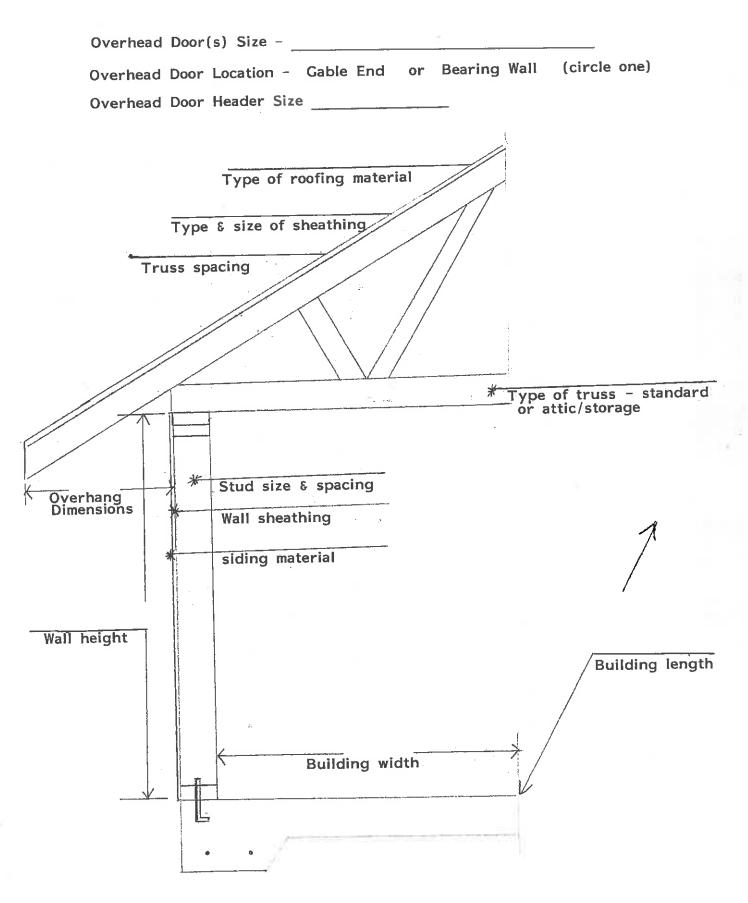
24 HOUR NOTICE IS REQUIRED FOR INSPECTIONS PLEASE CALL 729-3600 TO SCHEDULE INSPECTIONS

CONCRETE GARAGE FLOOR MINIMUM STANDARDS FOR DETACHED GARAGE OVER 400 SQ. FT.

GENERAL NOTES

- 1. Floor drains to daylight if provided.
- 2. Minimum 6" earth separation to wood framing.
- 3. Anchor bolts: Minimum 7" embedment, maximum spacing is 6' o.c. and within 12" of ends of sill plates.
- 4. Minimum 15" splice on rebars.





Floor Drains to Daylight if Provided.

City of Hermantown 5105 Maple Grove Road Hermantown, MN 55811 Phone: 218-729-3600

Fax: 218-729-3620

Web: www.hermantownmn.com

AND FILL PERMIT APPLICATION

City of Hermantown

Fees:

Fee: \$125.00 *Minimum Deposit \$500.00

*Deposit may be increased by Community Development Director based on site conditions and risk or erosion complications

Permit is required for all land disturbance activities impacting 500 square feet <u>OR</u> more for any project requiring a building permit application for new construction.

A. General Information	
Applicant Contact Information	
Business or Entity:	
Name:	
Address:	
City:	State/Zip:
Phone:	Cell:
Email:	
Landowner Contact Information (If different than	
Applicant)	
Business or Entity:	
Name:	
Address:	
City:	State/Zip:
Phone:	Cell:
Email:	
Contractor Contact Information	
Business or Entity:	
Name:	
Address:	
City:	State/Zip:
Phone:	Cell:
Email:	

B. Project Information

Brief Project Description (e.g., new home, addition, commercial building, grading, excavation/fill, etc.):

If project extends over winter, the site will need to be temporarily stabilized until the start of next construction season. See Erosion and Sediment Controls section below.

B. Project Information (continued)	
1. Project Type	4. <u>Project Purpose</u>
a. Vegetation Only	a. Clear Land
b. Fill Only	b. Road or Driveway
c. Grading Only	c. Fill in Wetland
d. Both Grading & Filling	d. Elevate Building Site
e. Structure & Grading	e. Improve Lawn
	f. Improve Commercial/Industrial Site
	g. Other (specify):
2. Flood Plain Data	5. <u>Project Scope</u>
a. Is site in the flood plain? Yes No Note: If answer is "YES" fill in the Remainder of this section.	a. Areas of disturbed Ground in square feet acres
b. Is site in the FLOODWAY? Yes No No	b. Volume of Fill in cubic yards:
c. Is site in General Flood Plain District? Yes No Note: A "YES" answer to either b or c indicates that a problem may exist. A conditional use permit as well as an engineering study will be required in order to determine the impacts on flood elevations	c. Closes Distance to Ordinary High Water Level (ft):
and velocities.	
d. Is special use permit required? Yes No No	d. Project Start Date:
	e. Project Completion Date:
3. Water Resource Data	A ALL ALL STATES
a. Project is adjacent to: Lake Stream Ditch	6. <u>Site Characteristics</u>
Name: I.D. No.:	a. Project site soil type: sand gravel clay loam
b. Present water level:	b. Fill Type: sand gravel clay loam black dirt demo material other (specify)
c. Ordinary high water level:	c. Average Slope of Work Area: feet of rise for each ten (10) feet of horizontal distance
d. Highest known water level:	THE SHAPE SERVICE
e. 100 year flood level:	
f. Datum of evidence: Sea Level	
Assumed	
Note: Any fill below the ordinary high may require a DNR permit.	

Notice: This application is not complete until drawings are submitted which adequately describe the proposed project.

Erosion and Sediment Controls (check all methods that will be used at the project site)

See attached information sheet for further details. Additional measures beyond those listed below (such as ditch/swale stabilization) may also be required, based on site characteristics.

1.	Soil stabilization (stabilization	n of exposed soils is re	equired within 7 days):
	Mulch	Seed & mulch	Sod
	Erosion control blanket	Other	Not applicable – Explain why;
2.	Sediment controls (required	for down gradient per	rimeters and stockpiles):
	Fiber roll	Silt fence	Filter berm
	Other	Not applicable –	Explain why:
3.	Entrance/exit stabilization: Stone pad	Mud mat	Paved driveway
	Other	Not applicable –	
4.	Storm drain inlet protection	(required for downstr	eam storm drains, except during winter):
	Filter bag insert	Other	There are no downstream drains
5.	Temporary Stabilization Ove	r <u>Wi</u> nter (if Project wil	not be stabilized before October 30 th)
	Mulch	Seed & mulch	Hydromulch
	Erosion control blanket	Other	Not applicable – Explain why:

Erosion and Sediment Control Site Plan. A drawing showing the limits of disturbance, direction of grade, property boundaries, existing and proposed structures, and the locations of erosion and sediment control devises must be provided. This can be drawn below, or generated separately and submitted with your application materials. This drawing must be to scale with dimensions to provide the City with adequate information as to the projects impacts.

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Acknowledgment and Signature

Applicant Signature

<u>MS4 Statement of Compliance</u> (Pertaining to the City Code Section 1060 Erosion and Sediment Control for Land Disturbance Activities).

The Applicant, Landowner and the Contractor conducting work on the site are jointly responsible for the construction activities that occur on the site. By signing this permit, all parties are required to install and maintain all erosion and sediment control BMPs to ensure that sediment, sol and debris does not leave the construction site. This includes but is not limited to tracing of soil/mud onto public streets and roadways from vehicles leaving the site, soil eroding from the site onto roadways or drainage ditches or onto neighboring property. If sediment, soil/mud and /or debris leaves the site, all parties are responsible for the immediate clean up and all costs and finds associated with it. All parties are also responsible for the total restoration of vegetation on the site (seed/mulch, sod, gardens, etc.) after construction disturbance is substantially complete, and only after vegetation has been established with vigorous growth can BMPs be cleaned and removed.

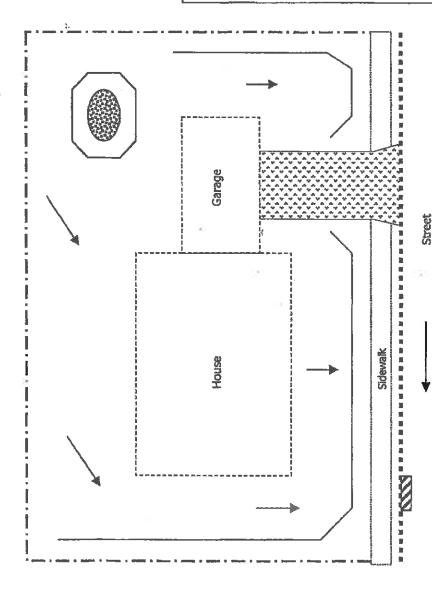
This permit does not authorize any work other that was is specifically described in the application and plans listed above, nor any work by anyone other than the applicant listed on the permit. If permittee is found to (a) continue land disturbance work beyond completion date, (b) disturb more acreage that is permitted, (c) utilize a permit, of or the City finds land disturbance activities otherwise negatively impact the residents of environmental quality of the City of Hermantown, the permit may be revoked.

I hereby acknowledge that I have received and read information concerning the City of Hermantown's Erosion and Sediment Control Requirements and the City Code Section 1060. I agree to install and maintain such controls as required throughout the duration of the construction. I also consent that the City's designated representative may enter upon the property for purposes of inspection to determine compliance with erosion and sediment control requirements until the lot is fully stabilized. At the completion of final stabilization, the Applicant, Landowner or Contractor is responsible to contact the City for final inspection. At this time, the permit will be terminated if the City deems the project stabilized. I understand that I will be subject to loss of deposit and enforcement action for failure to comply with erosion and sediment control requirements.

I hereby certify with my signature that I understand all of the above and all date of my application forms, plans and specifications are true and correct to the best of my knowledge.

Signature:	Date:	
Landowner Signature (If differe	nt than Applicant)	
Signature:	Date:	
Contractor Signature (Responsi	ble for Erosion Control)	
Signature:	Date:	

Erosion and Sediment Control at Small Project Sites



Erosion and sediment controls are required at most project sites where a building permit or land alteration permit is required. This is only a sample plan and is not intended to address every possible situation. Additional or modified practices may be required on some sites.



LECEND Project Boundary Sediment Control Sediment Control Curb and Gutter Curb and Gutter Stabilized Construction Entrance Stockpile Finished Grade

NOTES:

- It is the responsibility of the owner and contractor to implement and maintain effective erosion and sediment controls throughout construction.
- Sediment control must be installed on all down gradient perimeters before land disturbing activities begin and must be maintained throughout construction.
- Exposed soils must be temporarily or permanently stabilized (e.g., with mulch, mulch/seed, sod, rock, etc.) within 7 days of inactivity.
- Controls must be installed at the construction entrance/exit to minimize offsite tracking.
 Any material tracked onto streets must be removed within 24 hours.
- Inlet protection must be provided for down gradient storm drain inlets and must be maintained throughout construction.
- Sediment controls must be installed around stockpiles, and stockpiles must not be placed in streets, on sidewalks, or near water hodles

Summary of Regulatory Requirements for Erosion and Sediment Control

Requirement	Description	
Stabilize exposed soils	 Exposed soils must be temporarily or permanently stabilized within 7 days of being worked. Stabilization can be achieved with a variety of materials including mulch, seed/mulch, sod, erosion control blankets, riprap, aggregate, or pavement. 	ap,
Install and maintain sediment control along perimeter	 Before construction begins, controls must be installed at the perimeter of down gradient slopes to prevent sediments from moving offsite. While slit fencing is used most often, other options (such as biorolls or compost logs) are also appropriate for some applications. Slit fences are not appropriate for long, steep slopes. Whatever method is chosen, it must be installed in accordance with the manufacturer's specifications. For example, slit fence must be trenched in six inches. 	ent 1s.
	 Perimeter controls must be inspected at least weekly and after every 1/2 inch rain and maintained as needed. Silt fences must be repaired, replaced, or supplemented when they become non-functional or when they are 1/3 full with sediment. 	1 9 8
Minimize vehicle tracking onto roads	to Stone pads, mud mats, wash racks, or equivalent systems must be used at the construction exit to prevent tracking of sediments offsite.	ent
	Ally seamment unat does get tracked onto the success must be swept up and removed within 27 mous.	
Install and maintain storm drain inlet protection	 All storm drain inlets that receive runoff from the construction site must be protected until the site is fully stabilized. Examples of inlet protection options include inlet filter bags and gravel bag barriers. 	
	 Inlet protection devices must be inspected weekly and after every 1/2 inch rain event. Sediments must be removed as needed and must not be discharged into the storm sewer. 	-
Install sediment controls for temporary stockpiles	 Sediment control must be installed around temporary soil stockpiles using slit fence or another method. Stockpiles must not be placed in streets, on sidewalks, or near water bodies. 	
	 If a stockpile is to remain in place for an extended period, it must be stabilized like any other exposed soil area. This does not apply to stockpiles of aggregate or sand. 	
Control dewatering discharge	e All water from dewatering activities must be discharged in a manner that does not cause erosion, nulsance conditions, or adverse impacts to receiving waters.	
Complete and submit a Permit Modification Form upon change		
of ownership	prior to commending construction activity and within 7 days or assuming control or the property. You may be required to provide a copy of your completed form to the City. If the original owner did not provide you with a copy of the required form, contact the City for assistance.	 e
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This is not an exhaustive list and is not intended to address every possible situation. Additional or modified practices may be required to achieve effective erosion and sediment control on some sites based on site conditions and the type of project.

APPLICANT: please keep this information for future reference

EROSION CONTROL AND FILL PERMIT

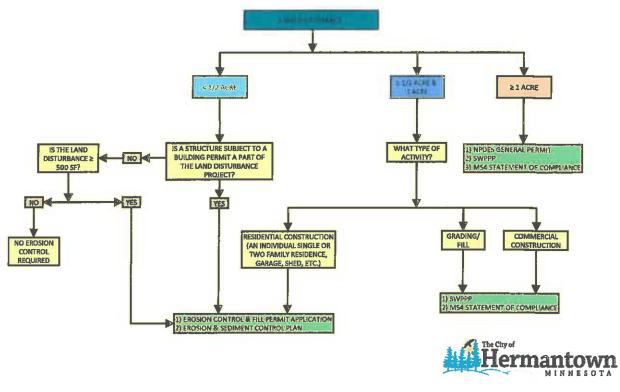
PERMIT TO BE FILLED OUT BY CITY STAFF

	APPLICATION IS HER	EBY DENIED			
	PERMISSION IS HERE	BY GRANTED T	·o		
	all in accordance with the supporting data, unless		_		ifications and all other /or SPECIAL PROVISIONS
	Additional Deposit Amo	unt Required:			
BY O	RDER OF:Signature o				
	Signature o	f Permitting Auth	ority	Title	Date
	E: THIS PERMIT TERMI			· · · -	except as provided
*Pern	nit Application and MS4 S	Statement of Com	pliance shall be	attached t	to the Permit.
		ACCEPTANO	E OF CONDITIO	ONS	
violati additi abate	Permit and covenants and Developer acknowledge ion of the Hermantown Zoon to other remedies, institute violation or exercise	agrees to comples that the failure oning Ordinance a itute any approprits rights to the po	y with each and to comply with a and that the City late action of preenformance suret	every suc all of the of Hermal ceding to by provide	conditions shall constitute a ntown may, in such event, in prevent, restrain, correct, or
		İ	Developer Nam	ie]	
		I	Ву		
			Its		
STAT	E OF MINNESOTA))ss.			
COUN	NTY OF ST. LOUIS)			
20	The foregoing instrumen	t was acknowledg the	red before me on	this of	_day of,
		-	Notary Public	_	

SECTION 1060 GENERAL EROSION CONTROL REQUIREMENTS FLOW CHART

DATE: 5/1/2017

PROJECTS MAY ALSO BE SUBJECT TO SECTION 1080, "CONTROL OF POST-CONSTRUCTION STORMWATER RUNOFF"





City of Hermantown 5105 Maple Grove Road Hermantown, MN 55811 218-729-3600 www.hermantownmn.com

Stormwater Management Plan Submittal Checklist

(Include with Stormwater Management Plan)

Project Name:					
Owner / Developer:					
Engineering Firm and Engineer:					
Stormwater Management Plan	Estimated Start of				
Submittal Date:	Construction Date:				
Stormwater Management Plan Items Included					
Stormwater		Yes	No	N/A	
Stormwater Management Plan Pre-A	pplication Meeting Verification Slip - Signed				
Cover Sheet - Signed by the Design En	gineer				
Stormwater Management Plan Submi	ittal Checklist				
Stormwater Management Plan Summ	ary Form				
Table of Contents					
Project Summary					
Pre-Project and Post-Project Pervious	and Impervious Areas				
Pre-Project Conditions					
Complete Analysis of pre-project cond	ditions with drainage exhibits				
Post-Project Conditions					
Complete Analysis of post-project con	ditions with drainage exhibits				
Discussion of project's Peak Flows, TS	S Removal, Temperature, & Volume Controls				
Description of BMP's Location, Function	oning & Routing				
Statement of Project Performance in o	context of City's Storm Water Ordinance				
ESCP or SWPPP Documents					
Stormwater Management BMP Opera	tions, Inspections and Maintenance Plan				
Full Plan Set (11" x 17")					
Appendices (Geotechnical Report, Mo	deling Output, Exhibits, Etc.)		\Box		
 Electronic Submittal (PDF of Full Repo	rt and Modeling Files)				

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Addre	ss/Lega	al Desc	ription/	Parcel	#:_	_							
	sed Co												
Signa	Signature: Date:												



M I N N E S O T A

Government Services Building: 5105 Maple Grove Road Hermantown, MN 55811

Phone: 218-729-3600, Fax: 218-729-3620. City Web Site: http://www.hermantownmn.com

Zoning Certificate Application

Applicant Information	Application No.:	
Name:	City.	 (2) かんかいかん (2) なんしん (2) なんしん (2) なんしん (2) なんしん (2) なんない (2)
Address:	State:	Zip Code:
Phone #:	Fax #:	
Email Address:	and Make's 1986s and a reversion with Sales, and a service	
Owner Information		
Name:	City:	
Address:	State:	Zip Code:
Phone #:	Fax #:	
Email Address:		
Property Information		
Land Address:	Plat & Parcel:	
Legal Description:		
Note: Attach plat plan showing the loc		of any structure involved, including
The undersigned does hereby make a This is only an applica	setbacks from property lines.	e for the activity described herein.
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The undersigned does hereby make a This is only an applica Applicant Signature: Date: Office Use Only	setbacks from property lines. pplication for a zoning certificat	e for the activity described herein.



Phone: 218-729-3600, Fax: 218-729-3620. City Web Site: http://www.hermantownmn.com

Building Permit Application

Permit No.

House No: Street Name: Zone: Plat:	Property Information	n				
Parcel: Building Information Type of Improvement Proposed Use Non-Residential Remodel/Repair Remodel/Repair Remodel/Repair Remodel/Repair Remodel/Repair Proposed Use Parking garage Residential Poundations only Four Family Church, other religious Parking garage Residential Poundations only Four Family School, library, Store, remodel/Repair Poundations only Four Family School, library, Store, remodel/Repair Principal Type of Sewage Disposal Principal Type of Heating Residential Buildings Only Poundations only Principal Type of Heating Residential Buildings Only	House No:	Street Name			Zone	
Type of Improvement	Lot:	Block:	S	ubdivision:	Plat:	
New Home	Parcel:					
New Home	Building Information	n				
New Home	Type of In	provement		Pi	roposed Use	
Multi-Family		The state of the s	ing Residen		 	tial
Remodel/Repair	Multi-Family			ilv Amus	ement.	Industrial
Garage/Shed/Deck Moving (relocation) Three Family Office, bank, professional Parking garage Residential Foundations only Four Family School, library, Store, remodel/Repair Other-Specify Other-Specify Hospital, institutional Other-Specify Principal Type of Frame Type of Sewage Disposal Principal Type of Heating Residential Buildings Only Number of Bedrooms-bearing Wood Frame Individual (septic tank, etc.) Electric Number of Bedrooms-bearing Public or Private Company Other-Specify Other-Spec		Remodel/Repair			onal	
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Other-Specify Other-Specify Hospital, institutional Other-Specify Principal Type of Frame Type of Sewage Disposal Principal Type of Heating Residential Buildings Only Masonry (wall bearing) Public or Private Company Gas Number of Bedrooms: Description Public or Private Company Other-Specify Other-Specify Other-Specify Description in Detail Proposed Construction: Other-Specify Other-Spe	Residential		2 - 4 100 - 100	nily 🔲 Schoo	ol, library,	Store,
Type of Sewage Disposal Principal Type of Heating Residential Buildings Only	Remodel/Repair			educatio	nal	mercantile
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Mood Frame		Public or Priva	ate Company	Gas	Number of	Bedrooms
Structural Steel						
Reinforced Concrete Public or Private Company Other-Specify { }						
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