



Garages

Permit requirements

- Submit a completed building permit application to the City of Mendota Heights, available at the City's website www.mendota-heights.com or the City Hall, along with a site plan or survey and two sets of plans.
- The site plan or survey must show the distance to the property lines from the building and the proposed garage.
- Separate permits are required for mechanical, plumbing and electrical work.

Permit fees

- The applicant for a permit shall provide an estimated permit valuation at the time of application. This should include the total cost of all construction work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems (1300.0160 Subp. 3).
Note: Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work do not require a permit (1300.0120 Subp.4 (8)).
- Building permit fees are based on the submitted valuation (1300.0160 Subp. 4).

Building requirements

- Wind design criteria. Buildings and portions thereof, including garage doors, shall be constructed using 90 m.p.h. as the basic wind speed (R301.2.1).
- Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors (R302.5.1).
- Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel, are sealed and have no openings into the garage (R302.5.2).
- A floor or landing is not required at the top of an interior flight of stairs in an enclosed garage provided a door does not swing over the stairs (R311.7.6).
- Automatic garage door opening systems must have a safety reverse feature in compliance with UL 325. (R309.4).
- Garages with enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow (R806.1).
- Garages with combustible ceiling or roof construction shall have an attic access opening of not less than 22" x 30" to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater (R807.1).
- Dwelling/Garage separation (Table R302.6).
 - Install 1/2" gypsum board to the garage side of the wall between the house and garage vertically to the roof sheathing.
 - Install 1/2" gypsum board to the garage side of structural members supporting floor/ceiling assemblies required for dwelling/garage separation.
 - Install 5/8" type X gypsum board to the garage ceiling when there is habitable space above the garage.
 - Install 1/2" gypsum board to the interior side of exterior garage walls located less than 3' from a dwelling unit on the same lot.

Call the City of Mendota Heights' Department of Building Safety at 651 452 1850 if you have questions, to request a permit or to schedule an inspection (8:00-4:30 M-F).

