



City Of Wyoming - Department Of Building Safety

26885 Forest Blvd, PO Box 188

Wyoming, MN 55092

Phone (651) 462-4947

permits@wyomingmn.org

NOTICE

Applications for building permits will not be reviewed until all of the required information has been submitted, the building site is staked.

Once all items are submitted and sites staked - a minimum of ten (10) working days are required to process the application.

Residential Districts Minimum Setbacks						
	A	R-1	R-2	R-3	R-4	R-6
Principal Structures						
Front Street Setback						
Local Street	40' from ROW 73' from CL	40' from ROW 73' from CL	40' from ROW 73' from CL	30' from ROW	25' from ROW	25' from ROW
Collector Street (Does not include county roads)	40' from ROW 73' from CL	40' from ROW 73' from CL	40' from ROW 73' from CL	40' from ROW	30' from ROW	30' from ROW
Arterial Street	135' from CL	135' from CL	135' from CL	40' from ROW	40' from ROW	40' from ROW
County Roads, US & State Highways	135' from CL	135' from CL	135' from CL	135' from CL	135' from CL	135' from CL
Highway 8 Frontage	150' from ROW	150' from ROW	150' from ROW	150' from ROW	150' from ROW	150' from ROW
Side Street Setbacks (corner lots)						
Local Street	40' from ROW 73' from CL	40' from ROW 73' from CL	40' from ROW 73' from CL	20'	20'	15'
Collector Street (Does not include county roads)	40' from ROW 73' from CL	40' from ROW 73' from CL	40' from ROW 73' from CL	30'	25'	20'
Arterial Street	135' from CL	135' from CL	135' from CL	30'	35'	30'
County Roads, US & State Highways	135' from CL	135' from CL	135' from CL	135' from CL	135' from CL	135' from CL
Highway 8	150' from ROW	150' from ROW	150' from ROW	150' from ROW	150' from ROW	150' from ROW
Interior Side Yard Setback	40'	10'	10'	10'	10'	½ height of building
Rear Yard Setback	50'	35'	35'	35'	35'	35'
Maximum Building Height in Stories	3	3	3	3	3	3
Maximum Building Height in Feet	35'	35'	35'	35'	35'	45'
Accessory Structures						
Front Street Setback	Same distance as Principal Structure					
Side Street Setbacks (corner lots)	Same distance as Principal Structure					
Interior Side Yard Setback	40' farm buildings 3' non-farm buildings	3'	3'	3'	3'	3'
Rear Yard Setback	50' farm buildings 3' non-farm buildings	3'	3'	3'	3'	3'
Maximum Building Height in Stories	N/A farm buildings 3 non-farm buildings	1	1	1	1	1
Maximum Building Height in Feet	N/A farm buildings 35' non-farm buildings	25'	25'	18'	18'	18'
Parking, Driveway Setback	5'	5'	5'	5'	5'	15'
No structures can be placed in easements.						
Arterial Streets:	All State and County Highways, East Viking Boulevard (Anoka County to Glen Oak Drive), Kettle River Boulevard (formerly Co. Rd. 62, from East Viking Blvd. to Anoka County)					
Collector Streets:	Goodview Avenue, Pioneer Road, West Comfort Drive, Innsbrook Avenue, Heath Avenue, East Viking Blvd. (East of Glen Oak Drive), and 250th Street / Greenway Avenue (Washington County to Highway 61 / Forest Boulevard)					

	Septic Tank	Septic Drainfield	Deep Well	Shallow Well	Property Line	OHWL	Wetland
Above Ground Swimming Pool	10'	20'	N/A	N/A	See Zoning District	See Art. VI, Div. 16	20'
In-Ground Swimming Pool	10'	20'	20'	20'	See Zoning District	See Art. VI, Div. 16	20'
Deep Well	50'	50'	N/A	N/A	N/A	50'	N/A
Shallow Well	50'	100'	N/A	N/A	N/A	50'	N/A
Septic Tank	N/A	N/A	50'	50'	10'	See Art. VI, Div. 16	N/A
Septic Drainfield	N/A	N/A	50'	100'	10'	See Art. VI, Div. 16	N/A
Building	10'	20'	3' to overhang of roof	3' to overhang of roof	See Zoning District	See Art. VI, Div. 16	20'



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REQUIREMENTS FOR ACCESSORY BUILDING PERMITS

ALL FORMS MUST BE COMPLETE • APPLICATIONS WILL NOT BE PROCESSED IF NOT COMPLETE

Supplemental Documents Required With Application:

1. Completed Building permit application with all of the subcontractors listed
2. Two complete sets of building plans signed by the appropriate design professionals. Plans must show the footing design, wall design (including insulation and interior wall sheathing if planned), roof design, all structural members wall opening size and locations.
3. Two copies of a Certificate of Survey, showing the location of the accessory building, house, driveway, roads, septic system & well (if applicable) and any other buildings with dimensions and setbacks.
4. A heating permit application must be included if the accessory building will be heated.
5. Septic Compliance inspection
 - A. If the property is located in a shoreland district, a septic system compliance inspection must be done.
 - B. If the system was installed or inspected within the last three years, it's Certificate of Compliance is still valid
 - C. If the system is found failing, a septic permit application must be included with this building permit application
6. If the property is located in the Comfort Lake – Forest Lake Watershed District and if “Grading, filling, or other land alteration activity that involves movement or stockpiling of fifty (50) cubic yards or more of earth or erodible material”, an Erosion Control Permit will also be required from the watershed.

If all requirements of the Minnesota State Building Code and the City of Wyoming’s Ordinances have been met, a building permit will be issued.

Inspection Requirements:

1. Minimum 24-hour notice for inspections.
2. The building permit inspection card, approved plans, site plan and the roof truss specifications must be on the jobsite at all times. If the building permit inspection card is not posted, the requested inspection will not be done.
3. Address must be furnished when requesting an inspection
4. Your building permit does not include the inspection of electrical work. A separate Request for Electrical Inspection form with the required fees must be submitted to the Board of Electricity at or before commencement of any electrical installation that is required by law to be inspected. Electrical inspections in the City of Wyoming are done by Mark Thoma. He can be reached at 320-309-9483, 7:00 – 8:30 am.
5. The job is not complete, and the building cannot be occupied, until all of the required inspections are approved.



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ACCESSORY BUILDING PERMIT APPLICATION

THERE IS A PENALTY FOR CONSTRUCTION PRIOR TO ISSUANCE OF THE PERMIT. ALL FEES MUST BE PAID.

Site Address _____
Address City State Zip

Owner Name _____ Phone _____

Legal Description: Lot _____ Block _____ Section _____ Township 33N Range 21W Zone _____

Subdivision _____ PIN Number R21

Builder/Contractor: Name _____ License # _____

Contact _____ Phone _____

Address _____

Email _____

Architect/Engineer: Name _____ Phone _____

Type Of Work: New Alter Repair Demo

Type Of Construction: Wood Masonry Steel

Building Use _____ Number of Stories _____

Building Size _____ x _____ = _____ ft² Total Floor Area _____

Valuation of Completed Work \$ _____ (includes labor & materials)

Desired Start Date ____ / ____ / ____ Estimated Completion Date ____ / ____ / ____

See next page

OFFICE USE ONLY

APPROVED / DISAPPROVED By _____ Date ____ / ____ / ____

Permit # _____ Plans in BS&A



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ACCESSORY PERMIT APPLICATION CONTINUED

Site Address _____
Address

Please identify all General Contractors and Subcontractors to be performing work on this permit:

General: _____
Name Phone License #

Roofing: _____
Name Phone License #

Plumbing: _____
Name Phone License #

Electrical: _____
Name Phone License #

Masonry: _____
Name Phone

Carpentry: _____
Name Phone

Sheetrock: _____
Name Phone

Heating: _____
Name Phone

Insulation: _____
Name Phone

The undersigned agrees to do all work in conformance with City Ordinances and herewith declares that all facts and representation on this application are true and correct.

The undersigned agrees to notify the inspections department when ready for inspections.

Applicant Signature _____ Date ____ / ____ / ____

OFFICE USE ONLY

Permit # _____



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ACCESSORY BUILDINGS ADDENDUM

The exterior finish (siding) and roofing materials of all accessory buildings in all Residential (R-1, 2, 3, 4, and 6), and Shoreland (SH) Districts, shall match as closely as possible the construction materials and appearance of the dwelling unit on the lot. Boxed eaves and rakes on accessory buildings shall be required where they occur on the dwelling unit. Brick, stucco, stone, cedar shakes, and tile roofs on principal structures shall justify exception, although the materials on the accessory structure shall have the appearance of wood or masonry regardless of their actual composition.

The height of the accessory building cannot exceed twenty five (25) feet in the R-1, and R-2 Districts, or eighteen (18) feet in the R-3, R-4, and R-6 Districts.

Building Height – A distance to be measured from the mean ground level to the top of a flat roof, to the mean distance of the highest gable on a pitched or hip roof, to the decline of a mansard roof, to the uppermost point on other roof types.

Building Size – The total ground area may be one thousand (1,000) square feet or up to five percent (5%) of the total gross lot area, whichever is greater, but in no case shall the building (s) exceed a maximum of two thousand (2,000) square feet. Two accessory buildings are allowed per lot, the combined area of the two buildings cannot exceed the maximum allowed for the lot.

Height of proposed accessory building: _____

Size and number of any other detached accessory buildings located on the property:

Width of eaves on the house: _____

Width of eaves on proposed building: _____

Color and style of siding on the house: _____

Color and style of siding on the proposed building: _____

Color and style of roofing on the house: _____

Color and style of roofing on the proposed building: _____

I certify that the information stated above is accurate and true to my knowledge.

Applicant Signature _____ Date ____/____/____

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DETACHED ACCESSORY BUILDING & GARAGES

2020 MN State Building Code

MN STATE BUILDING CODE SECTION Chapter 1300.0130

- Reviewed plans must not be changed, modified or altered without authorization of the Building Official. The building permit is for the work shown on the reviewed plans and building permit application. Finished basements, porches, decks and other extras not on the reviewed plans require a separate building permit. This plan review does not relieve the builder of the requirements of the code. Plans have been reviewed for general conformance only and design concept only. Actual compliance can only be determined by performance and field inspection. Issuance of this permit shall not be construed to give permission to violate any provisions of the code.

MN STATE BUILDING CODE SECTION 1300.0210

- It is the responsibility of the builder to call for inspections and verify inspections have been approved before proceeding.
- When inspections are not approved a correction notice will be posted on the jobsite or the workmen will be told. Make corrections as indicated. Call for reinspection as noted on the correction notice. No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining an inspection and approval from the Building Official.

MN STATE BUILDING CODE SECTION 1300.0210

- Call for inspections at the times and in the proper order as noted on the inspection record card.
- Post the inspection record card in the garage before calling for rough-in inspections.
 1. Footing inspection: **Before concrete is placed.** When forms and required rebar are in place, the base is clean and free of standing water. **Approved plans and survey must be on site.**
 2. Foundation inspections:
 - a. Foundation reinforcement – Poured concrete foundations; when reinforcing steel and forms are in place.
 - b. Foundation insulation and water proofing – When waterproofed, exterior insulated, drain tile installed, and foundation braced. Ready for backfilling.
 - c. Radon Control System – After passive radon control materials have been installed, before placing slab floors.
 3. Mechanical inspections: Plumbing (including septic system installation or sewer and water connections), Electrical and HVAC inspections are to be made per their respective codes.
 4. Framing inspection: Plumbing, Electrical, and HVAC rough-ins must be approved and inspection record card signed before framing inspection. To be made after the roof, all framing, fire blocking, and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing and heating, wires, pipes, and ducts are approved.
 5. Insulation inspection: To be made after all required insulation and vapor retarders are in place but before any covering material is in place.
 6. Final inspection: To be made after final electrical, plumbing, and heating inspections, but before occupying the building.

MN RESIDENTIAL CODE R301.1.3

- Engineered Designed. When building or light-framed construction contain structural elements not conforming to this code, such as tall walls, these elements shall be designed in accordance with accepted engineering practices.

MN RESIDENTIAL CODE R401.4

- The Building Official reserves the right to request a soils engineer's approval of soil conditions at the footing area after excavation. The building official and/or soils engineer must approve footing soils before placement of footing materials. If questionable soils are encountered, the building official may approve reinforcing rods in footings, wider footings, questionable soil removed, or soil tests. Reinforcing rods should be available.

MN RESIDENTIAL CODE R404

- Vertical foundation wall reinforcement shall be installed as required by Section R404 and Tables. One-half inch minimum anchor bolts must align with vertical reinforcing. If foundation walls are parallel to floor framing, solid blocking or diagonal bracing must be installed at anchor bolt locations in the first three joist or truss spaces. In addition, approved metal angle clips must be used to fasten floor joist or trusses to the sill. Approved metal angle clips must be used to fasten the rim to the sill plate.

MN RESIDENTIAL CODE R403.1.6

- One-half inch anchor bolts or approved anchor straps must be embedded into masonry a minimum of seven inches and spaced not more than six feet on center. There shall be a minimum of two bolts per piece with one bolt located not more than 12 inches from each end of the piece.

MN RESIDENTIAL CODE R404.1.6

- The top of foundation must be at least 6 inches above finished grade.

MN RESIDENTIAL CODE R407.3

- All post ends must be anchored to prevent sliding.

MN ENERGY CODE R402.1.1.2 & 402.1.1.3

- Foam insulation used below grade must be made for such use (comply with ASTM C578). Foam insulation installed on the exterior of the foundation must be protected from physical and ultra-violet light damage. The insulation must be protected where exposed and at least six inches below final grade.

MN RESIDENTIAL CODE R502.11

- Fabricated building components (i.e. trusses, TJI's, microlams...) must be installed per manufacturers' installation instructions. Gable end walls with cathedral ceilings usually require special framing procedures to achieve adequate stiffness to meet wind load requirements

MN RESIDENTIAL CODE R502.6

- Joist hangers are required wherever joists do not have at least 1-1/2 inches of bearing. Joist hangers when required shall be of proper size (i.e. 2x8 joist requires 2x8 hanger). Joist hangers shall be installed with one nail per hole as designed.

MN RESIDENTIAL CODE R502.8

- Holes bored in joists must not be within 2 inches of the top or bottom of the joist. The diameter of any such hole must not exceed one-third of the depth of the joist.

MN RESIDENTIAL CODE R301.1

- Provide continuous bearing support beneath girder trusses, beams and headers, from bearing location to foundation (i.e. double studs, blocking at rim joist areas).

This is a summary only. Other requirements may apply. See the Minnesota State Building Code.

MN RESIDENTIAL CODE Table R404.1.1.1

- Concrete block under beam ends must be filled solid. Wood beam ends must have one-half inch air space at the sides and ends. Steel beam ends must be grouted solid. Plates which rest on concrete floors must be treated wood. R407.1 Posts on concrete floors shall be of rot-resistant material.

MN RESIDENTIAL CODE Table R602.3 (1)

- Fiberboard sheathing must be fastened three inches on center on the edges, six inches on center in the field, and all edges must be supported. Exterior walls with foam sheathing must be braced at each end and at least every 25 feet.
- APA rated plywood sheathing must be fastened six inches on center on the edges, twelve inches on center in the field (ten inches for floor sheathing).

MN RESIDENTIAL CODE R703.2

- **House Wrap** - House wrap is not required on detached accessory buildings, but if installed it should be done in accordance with this section
- A minimum of one layer of No. 15 asphalt felt complying with ASTM D 226 for Type 1 felt or other approved weather-resistive material shall be applied over sheathing of all exterior walls. See Table R703.4. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. Building paper or other approved material shall be continuous up to the underside of the rafter or truss top chord and terminated at penetrations and building appendages in such a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

MN RESIDENTIAL CODE SECTION R703.4

- **Flashing** - Approved corrosion-resistant flashing shall be applied shingle-fashion in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashing shall be installed at all of the following locations:
 1. Exterior window and door openings. Flashing shall be installed at the head and sides of exterior window and door openings and shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Flashing at exterior window and door openings shall be installed in accordance with at least one of the following:
 - a. The fenestration manufacturer's installation and flashing instructions. When flashing is not addressed in the fenestration manufacturer's instructions, it shall be installed in accordance with the flashing manufacturer's instructions;
 - b. In accordance with the flashing design or method of a registered design professional; and
 - c. In accordance with other approved methods.
 2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
 3. Under and at the ends of masonry, wood, or metal copings and sills.
 4. Continuously above all projecting wood trim.
 5. Where exterior porches, decks, or stairs attach to a wall or floor assembly of wood-frame construction.
 6. At wall and roof intersections.
 7. At built-in gutters.
 8. Where exterior material meets in other than a vertical line.
 9. Where the lower portion of a sloped roof stops within the plane of an intersecting wall cladding in such a manner as to divert water away from the assembly in compliance with section R903.2.1.
 10. At the intersection of the foundation and rim joist framing when the exterior wall covering does not lap the foundation insulation.

This is a summary only. Other requirements may apply. See the Minnesota State Building Code.

MN RESIDENTIAL CODE SECTION R703.4.1

- **Pan Flashing of Windows & Doors** - Pan flashing shall be installed in accordance with the fenestration manufacturer's installation and flashing instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
- **Exceptions:**
 1. Windows or doors installed in accordance with the manufacturer's installation instructions which include an alternate flashing method.
 2. Windows or doors in detached accessory structures.
 3. Skylights, bow or bay windows.
 4. Doors required to meet accessibility requirements that would prevent the installation of pan flashing.
 5. Repairs or replacement of existing windows and doors.
 6. When a method is provided by a registered design professional.

MN RESIDENTIAL CODE R308

Safety glazing shall be properly labeled

- Glazing in locations which may be subject to human impact, such as frameless glass doors, glass entrances and exit doors, fixed glass panels, sliding glass doors, shower doors, tub enclosure walls (including mirrors), and storm doors must be safety glass.

MN RESIDENTIAL CODE Tables R308.3.1 (1) & (2)

Safety glazing shall be properly labeled

- Safety glass is required in windows and glazed areas in excess of 9 square feet and the lowest edge is less than 18 inches above the finished floor. Please check all large windows for safety glazing prior to installation.
- Windows within 60 inches of a shower, bathtub, or whirlpool and less than 60 inches above the standing surface shall be safety glazed.
- Safety glazing is required within a 24 inch arc of either vertical edge of a door in the close position and where the bottom exposed edge of the glazing is less than 60 inch above the walking surface. Safety glazing is required in walls enclosing stairway landings or within 60" of the bottom and top of stairways where the bottom edge of the glass is less than 60 inches above a walking surface.

MN RESIDENTIAL CODE R311.5

- Stairs may have a maximum rise of 7 3/4 inches and a minimum run of 10 inches. The greatest riser height within a flight of stairs shall not exceed the smallest by more than 3/8". The greatest tread run within a flight of stairs shall not exceed the smallest by more than 3/8". Individual stair treads shall be designed to support a 300 pound concentrated load placed in a position that would cause maximum stress.
- Every stairway must have a headroom clearance of not less than 6'-8".
- Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch-diameter sphere.

MN RESIDENTIAL CODE R311.7.8

- Handrails must be 34-38 inches above the nosing of the tread. Handrails shall be continuous the full length of the stairs and the ends shall be returned to the wall. The handgrip portion of handrails shall not be less than 1-1/4 inches or more than 2 5/8" inches in cross sectional dimension. Builders are encouraged to meet the Building Official at the jobsite prior to the installation of handrails for winding and other intricate stairways to ensure proper code compliance.

MN RESIDENTIAL CODE R312

- Guardrails must be at least 36 inches high, and built so a 4 inch sphere cannot pass through. The triangle openings formed by the riser, tread, and bottom element of a guardrail at the open side of a stairway may be of a size that a 6 inch sphere cannot pass through. Guards on open stairs must be built so that a 4³/₈ inch sphere cannot pass through.
- Screen porches more than 30 inches above grade require a guardrail (screen is not an acceptable guardrail).

MN RESIDENTIAL CODE R302.7

- Fire protect enclosed usable space under the stairs, walls and ceiling, with ½" gypsum board.

MN RESIDENTIAL CODE R302.11

- Fire stops required at all kitchen soffits, at drop ceilings, in walls at stair stringers, under bathtubs, openings around fireplaces, and other locations such as holes for pipes and ducts and similar places that afford a passage for flames. Fire stop material must be ½" gypsum board or 3/4" plywood. Fire stop may be solidly packed fiberglass insulation where solid material is not possible.

MN RESIDENTIAL CODE R316.4

- Interior of the building must be separated from foam insulation with 1/2-inch gypsum board. Foam insulation in attic areas must be covered by an ignition barrier (1-1/2 inch mineral fiber insulation, 1/4-inch plywood, ¼" hard board, 3/8" particleboard, or 3/8" gypsum board).

MN RESIDENTIAL CODE R317 & R507

- All wooden members of decks exposed to the weather must be treated or rot-resistant. Deck beams bolted to posts must be bolted to posts with at least two 1/2-inch bolts per post. Deck ledger boards must be attached to the house in accordance with Table R507.9.1.3 (2) and Figures R507.9.1.3 (1) & (2).

MN RESIDENTIAL CODE R806

- Vent attic with at least one square foot of vent for every 150 square feet of attic area. Attic maybe vented 1/300 if 50 percent of the venting is in the soffits and 50 percent is near the roof peak. NOTE: Enclosed garage attics must be vented.

MN RESIDENTIAL CODE R905.1.2

Only required if the building will be heated

- **Ice Protection** - Roof eaves must have at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet ("ice and water shield") shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building.