

Detached garage exterior walls, projections, and openings

To protect against the spread of fire from a building on one property to a building on another property, the code prescribes an intervening clear space between buildings and the lot line or requires fire-resistant construction of exterior walls. When exterior walls are located less than the prescribed distance from the lot line (5 feet for buildings without fire sprinkler protection and 3 feet for buildings with fire sprinkler protection), the code requires a fire-resistance rating of one hour and regulates projections and openings within this setback.

Accessory structures including detached garages must meet the fire-resistant construction requirements of the Minnesota Residential Code R302 & Table R302.1(1).

Exterior walls

- Exterior walls located less than 5 feet from the lot line must be constructed to meet a one-hour fire-resistance rating. The components of exterior rated walls must match an assembly that has been tested in accordance with ASTM E119, UL 263, or Section 703.3 of the International Building Code, with exposure from both sides.

Openings in walls

- Openings in exterior walls, typically windows and doors, are not permitted less than 3 feet from the lot line.

Projections from the exterior wall

- Projections, such as roof overhangs, typically cannot project closer than 2 feet from the lot line. When the wall setback is more than 2 feet, projections cannot extend closer than 2 feet from the lot line.
 - An exception permits detached garages located within 2 feet of the lot line to have a 4-inch roof eave projection.
- Roof eave projections that extend into the 5-foot setback area are required to be protected on the underside with 1-hour fire-resistant rated construction (one layer of 5/8-inch type X gypsum sheathing) and ventilation openings are not allowed.
 - Underside protection is not required when fireblocking is installed above the exterior wall, from the wall top plate to the underside of the roof sheathing.

Inspections

- The sheathing/gypsum board installation must be inspected before siding is installed.

