BUILDING DEPARTMENT
Midwest Inspection Services
310 1st Ave SE
MAPLETON, ND 58059
PHONE: 701-532-1078
FAX: 701-532-1608

Email completed applications to midwestinspectionservicesnd@gmail.com

GUIDELINE FOR BUILDING ACCESSORY USE STRUCTURES

This handout is a guide only and does not contain all the requirements of the City of Mapleton Building Code

Building Permits are required for all accessory use structures over 120 square feet in area. Examples of accessory use structures are, but not limited to, detached garages, tool and storage sheds, playhouses and gazebos.

Building Permit Fees are based on the valuation of the construction project; this includes the materials and labor. If you will be doing the work yourself an estimate of labor cost shall be determined and included with the cost of materials.

General Building Permit Application Requirements:

- Name, address, and telephone number of person making application.
- Name, address, and telephone number of person owning the property.
- Name, address and telephone number of Contractor, architect/designer and all subcontractors.
- Job cost
- Job description must indicate the entire scope of work to be completed (levels to be finished or unfinished, etc.)

Plans Required:

- Provide a total of 2 sets of bound and clearly marked plans with the following contents:
- Residential Building Permit Application.
- One complete set of engineered truss specs and layout details.
- (2) Copies of site plan to include lot & block description, all easements and must show all structures as they sit on the lot and the actual dimensions from property lines to the structures.
- (2) Copies construction drawings to include elevations, dimensioned floor plans for all levels, section detail of wall, roof, foundation (size of footings, walls & rebar size & spacing) & materials being used. (**All construction drawings must be to a minimum 1/8" scale and 11x17 sized paper.)**
- Professional engineered designs may be required if the plan review indicates structure or parts thereof exceed the requirements of the Building Code (IRC & IBC).
- If engineered designs are required, they must have the original wet stamp signature of the design professional.

REQUIRED INSPECTIONS

1. **Site/Footing –** to approve accessory structure location and footing prior to pouring concrete.
2. **Foundation wall –** to approve rebar placement prior to pouring concrete.
3. **Framing –** after completion of structural frame, sheathing and roof to the building frame, and prior to covering the structural frame. All Electrical, HVAC, and Plumbing shall be installed and inspected before calling for framing inspection.
4. **Final –** when addition is completed and prior to occupying.

It shall be the responsibility of the permit holder to notify the Building Department when work is ready to be inspected. No work shall commence until the inspection is complete and approved.

Allow 1-2 business days for review of your plans; you will be contacted when your plans have been approved. Any omissions in the application and/or plans will result in a delay of the approval.

BUILDING CONSTRUCTION GUIDELINES

1. **Setbacks –** For accessory use structures only, the rear yard shall be considered that area between the back part of the dwelling and the rear property line. Consideration should be taken in placement of the accessory structure if future expansion of the dwelling into the rear yard is a possibility. The setback requirements for accessory structures in front and side yards shall be the same as for the dwelling.
2. **Building Size –** The maximum area for an accessory use structure is 1000 square feet. Accessory buildings, including detached garages, shall not exceed the height of the primary building, or twenty (20) feet in height, if the primary building is twenty (20) feet or less in height, or, if the primary building is greater than twenty (20) feet in height, any accessory building shall not exceed eighty percent (80%) of the height of the primary building. Larger accessory use structures may be conditionally permitted in some residential zoning districts.
3. **Foundation –** The foundation may be a concrete slab with turned-down footings or decay resistant wood. Concrete having a 3500 pound strength and air entrainment should be specified. Concrete slabs must be a minimum thickness of 3 ½ inches. The perimeter of the slab shall be 12 inches thick for an 8 inch to 12 inch width. Within the thickened perimeter of the slab, two #4 rebar should be installed to be continuous around the perimeter. If the slab rests on fill, it should be reinforced with #4 rebar 2 feet on center or 6inch X 6 inch welded wire mesh. All Accessory structures must be anchored into the ground a minimum of 12".
4. **Walls -** Bottom plate shall be of at least the same width as the wall studs. Wall studs shall be a minimum 2 X 4 and space maximum 24 inches on center, with three wall studs at each exterior corner. Wall studs shall be capped with double top plates overlapped at corners and end joints offset at least 24 inches. Structural wall sheathing is recommended. Headers must have at least one trimmer stud under each end. Headers over 5 feet shall have a minimum of two trimmer studs under each end. Headers for openings greater than 8 feet shall be approved by the Building Department. (Consider pre-engineered laminated veneer lumbers for openings greater than 6 feet.)
5. **Roofs –** Manufactured roof trusses are highly recommended. If hand framed rafters are used, the size of the rafter is determined by the span and spacing of the rafter. Lumber used in construction of rafters must be at least 2 X 4 in dimension. Roof sheathing must be of approved span rated sheathing.

All residential construction shall meet the minimum requirements of the City of Mapleton Building Code.

Residential Building Permit Application

BUILDING INSPECTIONS
Midwest Inspection Services
310 1st Avenue SE
Mapleton, ND 58059
Phone: 701-532-1078
Fax: 701-532-1608

Please email completed applications to: midwestinspectionservicesnd@gmail.com
Incomplete applications will cause delays in the routing/review and permitting process.

Project Title*:	Office use only:
Address:	
Project Value:	
Project Description:	

Owner: Address:	Contact Person: Phone: Fax: E-mail:
Designer: Address:	Contact Person: Phone: Fax: E-mail:
General Contractor: Address: ND Contractor License No.	Contact Person: Phone: Fax: E-mail:
Foundation Contractor: Phone: E-Mail: ND Contractor License No.	Mechanical Contractor: Phone: E-Mail: ND Contractor License No.
Excavator: Phone:	Yard Grading Contractor: Phone:
Plumbing Contractor: Phone:	Electrical Contractor: Phone:

Complete back side.

TYPE OF IMPROVEMENT:

☐ New Construction ☐ Addition ☐ Remodel ☐ Demolition ☐ Move ☐ Repair ☐ Miscellaneous ☐ Temporary

PERMIT FOR:

☐ Single Family Dwelling ☐ Two Family Dwelling (Separate Permit for each Unit) ☐ Townhouse (Units)
☐ Accessory Building ☐ Deck ☐ Residing ☐ Lower Level Finish
☐ Other (Please Explain:)

BUILDING/STRUCTURE SIZE:

Width Ft. Depth Ft. Height Ft. No. of Stories Basement Finished ☐ Yes ☐ No
Basement Floor Area SF Number of Bedrooms
Main Floor Area SF Number of Bedrooms
Second Floor Area SF Number of Bedrooms
Third Floor Area SF Number of Bedrooms
Garage Floor Area SF

# of Units	HVAC EQUIPMENT	TON'S/BTU's

BUILDING LOCATION ON SITE:

Property Zoning Designation Property Area SF
North Property Setback Distance Ft. ☐ Front ☐ Side ☐ Rear ☐ Adjacent to Public Way
East Property Setback Distance Ft. ☐ Front ☐ Side ☐ Rear ☐ Adjacent to Public Way
South Property Setback Distance Ft. ☐ Front ☐ Side ☐ Rear ☐ Adjacent to Public Way
West Property Setback Distance Ft. ☐ Front ☐ Side ☐ Rear ☐ Adjacent to Public Way

REQUIREMENTS FOR CONSTRUCTION IN FLOODPLAIN:

Is the Building Located in the Special Floodplain Hazard area? ☐ Yes ☐ No (If yes complete the following)
Base Flood Elevation Ft. Flood Protection Elevation Ft. Letter of Map Revision Issued ☐ Yes ☐ No
Acknowledgement Form Submitted ☐ Yes ☐ No

For Office Use Only

Septic Permit Required:
☐ Yes ☐ No

Planning and Zoning Approval:
P.U.D. ☐ Yes ☐ No Conditional Use ☐ Yes ☐ No Overlay District ☐ Yes ☐ No
Date Approved

I hereby acknowledge that this application is not a Building Permit, nor does it authorize the start of construction. If you do no wish to electronically sign please print and sign application before submittal

Signature of Applicant Date

City of Mapleton
NORTH DAKOTA

Rev 01/10/2022

Single Family Residential Accessory Structure on a Floating Slab

Ice and water barrier required.

If insulated, wind wash protection.

Type of roofing material/shingles

(#1) _____.

Drip edge and fascia board.

Overhead door width (#2) _____.

Soffit material (#3) _____.

Header size (#4) _____.
(See IRC R602.7)

Wall sheathing (#5) _____.

Type of Siding (#6) _____.

Include flashing on all windows/doors and all openings.

Type of Drainage Plain (#7) _____.
(Building Paper, Tyvek, Typar, etc.)

Treated bottom plate.

A minimum of 6-inch wood to earth separation is required.

Grade Line

(12" min.) (#8) _____.

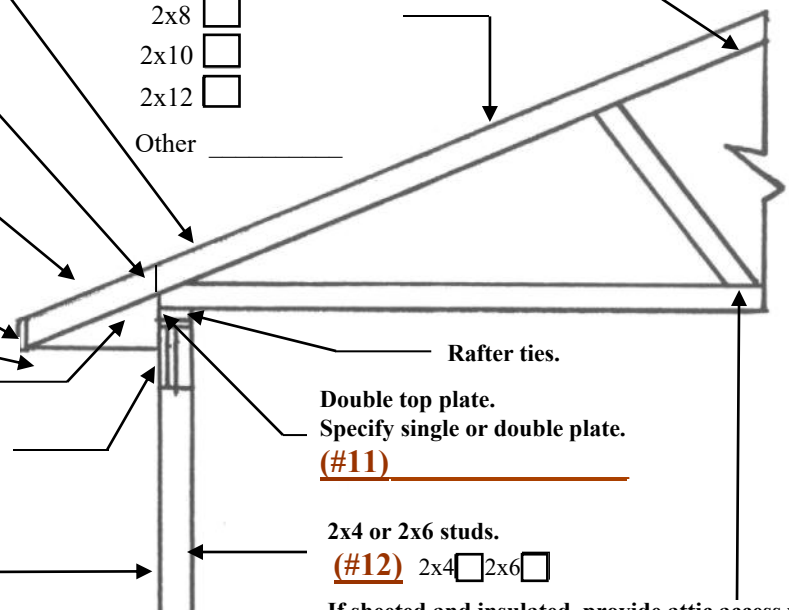
Install two #4 rebar continuous around the perimeter with a minimum 20 inch lap and laps properly tied (rebar must be bent through the corners). Support the bottom rebar 3 inches above ground and a minimum of 1½ inches in from the edges, and provide additional rebar a minimum of 3 inches below the top of the slab and a minimum of 1½ inches in from the edge.

Footing size (#9) _____.
(Example 1' 0" wide x 1' 6" thick.

Roof Rafters—Trusses, TGIs, Conventional Framing Members

(#10) 2x6 ☐
2x8 ☐
2x10 ☐
2x12 ☐
Other _____

Diagonal bracing required if using manufactured trusses.



Rafter ties.

Double top plate.
Specify single or double plate.
(#11) _____

2x4 or 2x6 studs.
(#12) 2x4 ☐ 2x6 ☐

If sheeted and insulated, provide attic access with a rough opening not less than 22"x30".
(#13) Attic access Yes ☐ No ☐

Minimum ½ inch diameter anchor bolts with a 7 inch minimum concrete embedment. Not to exceed 6 feet on center. Not less than two bolts per sill member or exceeding 12 inches from corners or openings. If block is added on top of the slab, the bolt must be embedded into the concrete and pass through the block.

Provide slab thickness
(#14) _____ (Min. 3½").

Poly (6 mil) under slab to reduce moisture migration through concrete slab.

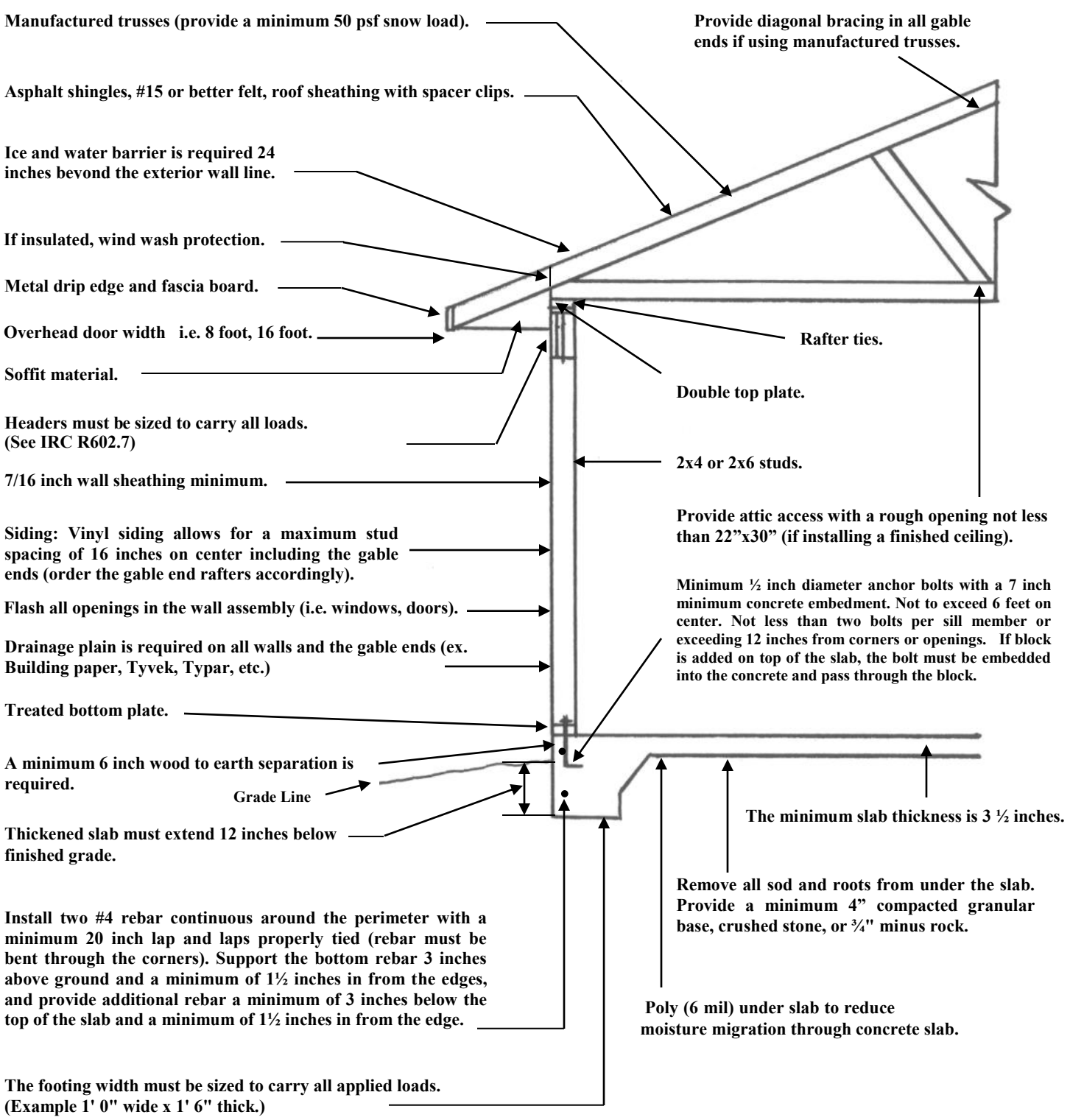
Remove all sod and roots from under the slab. Provide a minimum 4" compacted granular base, crushed stone, or ¾" minus rock.

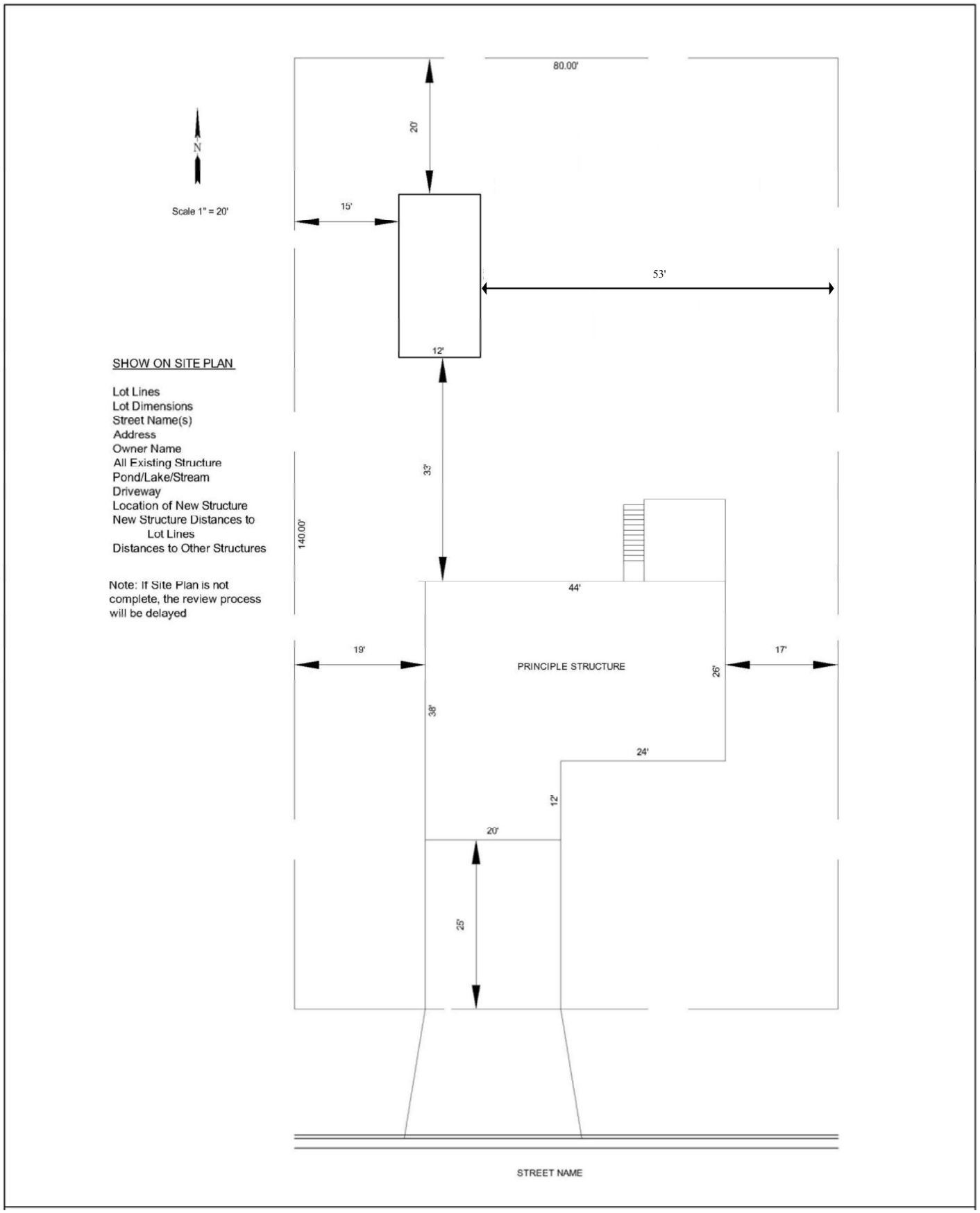
I agree to follow the building systems provided in this document.

_____ _____
Signature Date

Before submitting permit application, provide information as requested on numbered lines (1-14).

Single Family Residential Accessory Structure on a Floating Slab – Example



Please provide information on the reverse side of this sheet as it applies to your project.

The following sheets is only provided as reference to assist you in drafting a sight plan for your project.