

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 zone of 3 to 5 feet.

Accessory buildings including detached garages located less than five feet from a shared property line:

- Accessory structures like detached garages must meet the requirements of the Minnesota Residential Code R302 & Table R302.1(1).
- Detached garages within 2 feet of the property line may have projections no more than 4 inches. When the wall setback is 2'-6" or greater, projections must be at least 24 inches from the property line.
- No window or door openings are allowed in exterior walls which are located less than 3 feet from a neighbor's property line.
- The exterior walls (both sides), soffit and fascia are to be protected with fire rated exterior sheathing. Install 1-hr material, such as 5/8" gypsum board, or equivalent, on the inside of wood framing to roof deck, on the outside of wood framing, the underside of the projection and on the fascia, unless outside protection also extends to the roof deck.
- Examples of accepted materials include:
 - 5/8" exterior grade gypsum sheathing
 - 5/8" type "X" gypsum board (interior side)
 - 7/8" cement stucco
 - Rated fiberglass sheathing such as densglass or equivalent

Typical siding may be installed over sheathing, but the sheathing/gypsum board installation must be inspected before the siding is installed.

