



City of Columbia Heights | *Community Development*

590 40<sup>th</sup> Avenue NE, Columbia Heights, MN 55421 ▪ Ph: 763-706-3670 ▪ Fax: 763-706-3671 ▪ [www.columbiaheightsmn.gov](http://www.columbiaheightsmn.gov)

5/6/21

Re: 3927 Hayes Street NE,  
Columbia Heights, MN 55421

1. The plans do not show a foundation plan for the garage. Per Minnesota rules chapter 1303.1600 subp. 2 private garages exceeding 1000 square feet must be placed on a 42" deep frost protected footing. The current garage design is 1050 square feet. A compliant foundation design shall be provided for the garage.
2. The garage and addition must comply with the bracing requirements in chapter 6 of the Minnesota Residential Code.
3. There is no portal frame detail provided and the narrow walls on the front of the garage will require additional hold down devices to be installed. This shall be shown on the plans.
4. A braced wall panel design page shall be provided for the addition and garage.
5. Radon mitigation shall be provided in the new addition.
6. A UL listed assembly shall be provided for the fire separation.

If you have any questions please call (763)706-3677.

Sincerely,

Ryan Smith  
Building Official