

REQUIREMENTS FOR OBTAINING GARAGE PERMIT

Submit a completed Application for Building and Plan Review along with 2 sets of plans that include a plat of survey showing location of garage, a foundation plan and a framing plan. Note on permit if there is an existing garage to be demolished. Allow at least 5 working days for permit approval.

Size:

Maximum Height: 14 feet to the peak of roof
Maximum Size 900 square feet in R-1 and R-2 residential zoning districts.
No garage, shed and main dwelling shall occupy more than 40% of the area of a yard.

Location:

Detached Garages: At least 10 feet from the main dwelling; 3 feet off the side property line or alley line; 5 feet off center line of utility easement. Garages connected to main dwelling by a breezeway, porch or veranda, either of open or of closed construction, shall be considered as detached garages, provided the breezeway, veranda and porch are all located in the rear of the building. On corner lots, owners may erect garages with driveways connecting to the side streets, provided such garages are on the side of the building opposite from the frontage street, and at least as far back from this lot line as the foundation line of the main building.

Attached Garages: Shall be no closer than 6 feet from the side property line. Construction shall be the same as the main dwelling. The wall between the house and garage is to be 1-hour fire resistant construction with 5/8 inch drywall. Service doors common to dwelling are to be 1 hour resistant or 1- 3/4 inch solid wood.

Installation of house heating unit or other fuel burning appliances in garage space are not permitted. Install one hour fire rated partition between space containing house heating unit and garage space.. Doors are not permitted common to heater room and/or garage. Hot air duct openings shall be a minimum of 4 feet over floor of garage with a fusible line fire damper. Cold air returns are not permitted.

Specifications for Detached Garages:

Roofs: All garages must have a roof pitch of 3/12 or greater. No garage shall have a wall height in excess of nine feet (9') as measured from the top of the foundation.

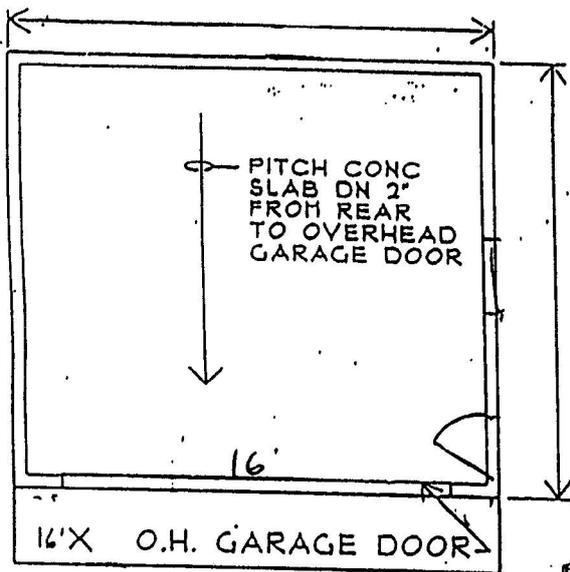
Foundation wall and footing may not be less than 18" below finish grade; not less than 10" below existing grade at lowest point; 8" minimum thickness at top and must be flared to not less than 12" at the bottom: **Trench footings are prohibited.**

Grade beam construction permitted consisting of a 5" concrete floor on a minimum 4" crushed stone poured monolithically with a minimum 10" thickened outer edge, a width of 20" around perimeter of building, said 20" grade beam to be of equal depth and on undisturbed soil.

2" x 4" pressure treated bottom plate bolted to slab, with double 2" x 4" top plate lapped at corners. Corner bracing to 4' x 8' sheathing or 1" x 4" sway braces notched in. Corner post to be double 2" x 4" or 4" x 4". Headers for garage door to be double 2" x 10" up to 14 feet and double 2" x 12" for over 14' openings. Wall ties at eaves not less than 2" x 6" maximum 6' on center, nailed or bolted to rafter, resting on top plate. Rafters to be minimum 2" x 6" maximum spacing 16" on center. 2" x 8" ridge to be provided. Roof sheathing to be 1/2" plywood. Exterior grade roofing per code, with a minimum of 15 lb felt paper to be provided. Wall sheathing of fiber board or gypsum shall be minimum 1/2" thickness

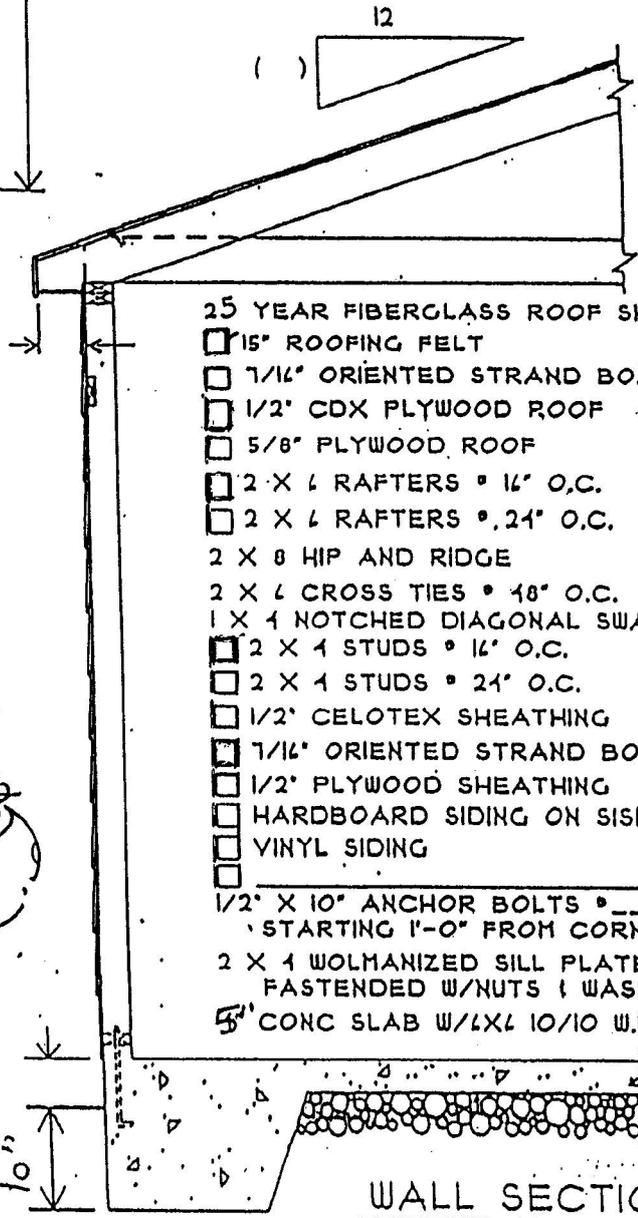
Electric service to the garage is to be underground. All receptacles to be GFCI

PRE POUR AND FRAMING INSPECTIONS REQUIRED CALL 24 HOURS IN ADVANCE TO SCHEDULE.



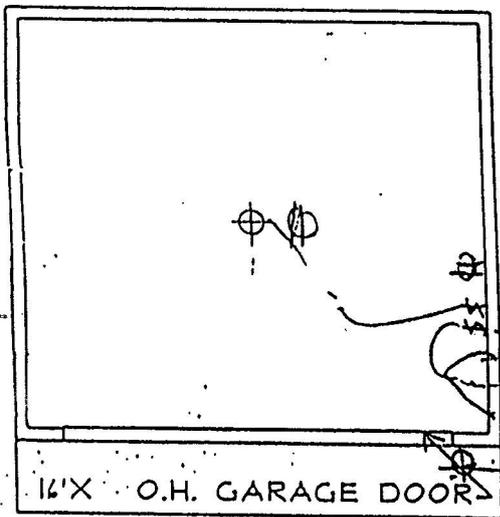
FLOOR PLAN

NOTE:
ALL LUMBER
#2 KILN DRIED SPF



WALL SECTION

- 25 YEAR FIBERGLASS ROOF SHINGLES
- 15' ROOFING FELT
- 7/16' ORIENTED STRAND BOARD ROOF
- 1/2' CDX PLYWOOD ROOF
- 5/8' PLYWOOD ROOF
- 2 X 4 RAFTERS @ 16' O.C.
- 2 X 4 RAFTERS @ 24' O.C.
- 2 X 8 HIP AND RIDGE
- 2 X 4 CROSS TIES @ 48' O.C.
- 1 X 4 NOTCHED DIAGONAL SWAY BRACING
- 2 X 4 STUDS @ 16' O.C.
- 2 X 4 STUDS @ 24' O.C.
- 1/2' CELOTEX SHEATHING
- 7/16' ORIENTED STRAND BOARD (O.S.B.)
- 1/2' PLYWOOD SHEATHING
- HARDBOARD SIDING ON SISILATION
- VINYL SIDING
- 1/2" X 10" ANCHOR BOLTS @ 1'-0" O.C.
STARTING 1'-0" FROM CORNERS
- 2 X 4 WOLMANIZED SILL PLATE SECURELY
FASTENED W/NUTS I WASHERS
- 5" CONC SLAB W/1XL 10/10 W.W.F.



ELECTRICAL PLAN

OUTSIDE
LIGHT W/
SWITCH

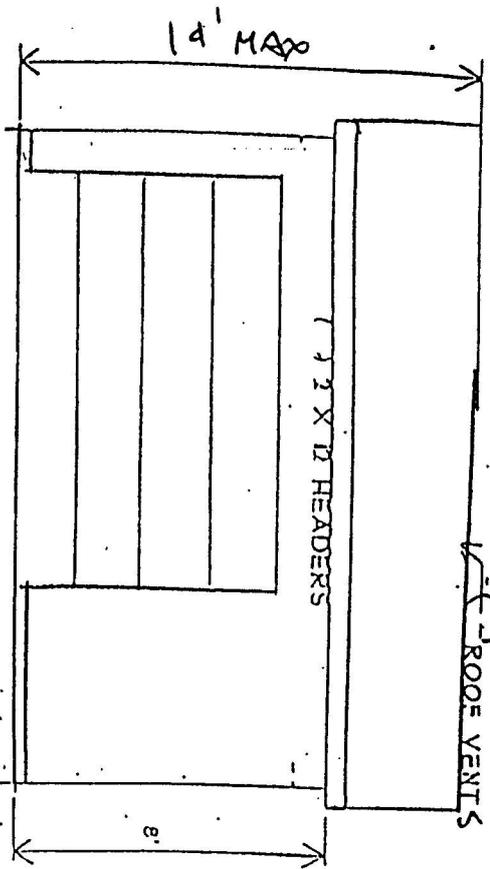
STUB
IN FOR
ELEC

OWNER: _____ PHONE: _____

ADDRESS: _____

CITY: _____ DATE: _____

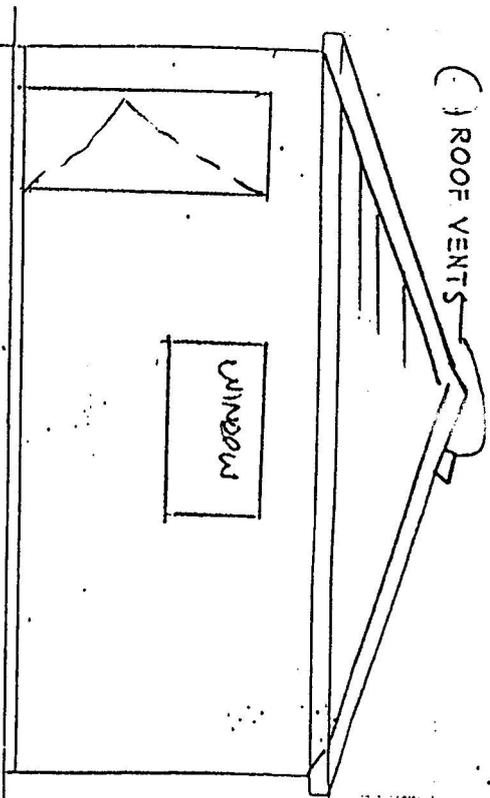
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FRONT ELEVATION ()

WINDOW TYPE

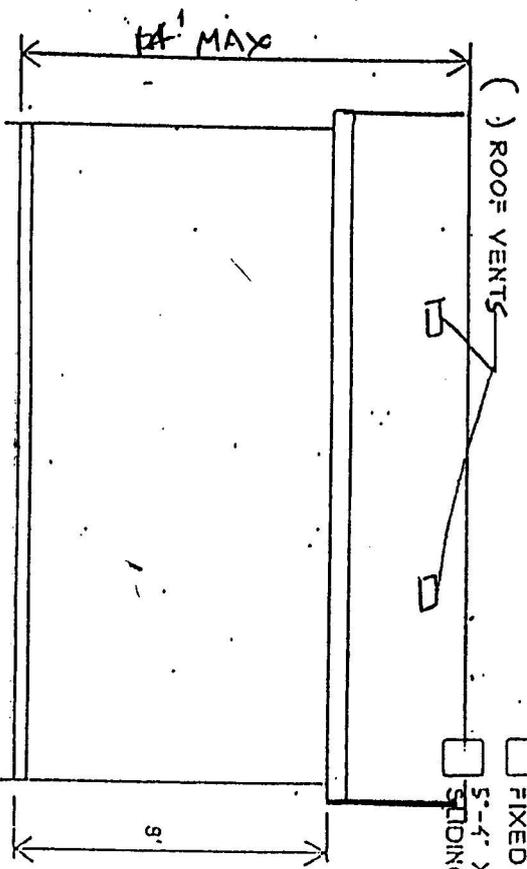
- 5'-4" X 2'-0" FIXED PICTURE JALOUSIE
- 5'-4" X 2'-0" SLIDING WINDOW W/SCREEN



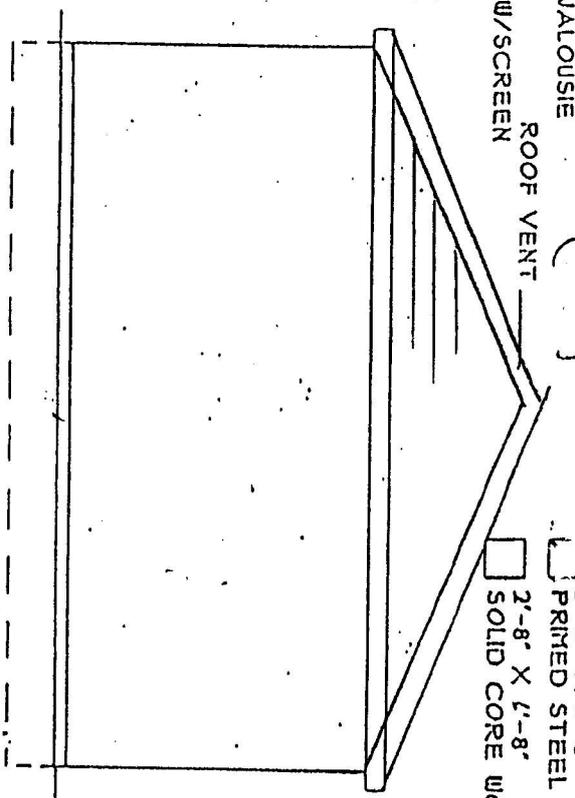
SIDE ELEVATION ()

SERVICE DOOR

- 3'-0" X 4'-8" PRIMED STEEL DOOR
- 2'-8" X 4'-8" SOLID CORE WOOD DOOR



REAR ELEVATION ()



SIDE ELEVATION ()

OWNER: _____ PHONE: _____
 ADDRESS: _____
 CITY: _____ DATE: _____
 SUBMITTED BY: _____ PHONE: _____