

Applicant _____

Project Address _____

Minimum Residential Garage Requirements

This form shall apply only to structures that are built in a conventional stick frame method. Buildings of non-conventional frame (Post, Steel Frame, etc.) require a full set of drawings, complete with an engineers stamp. Building plans are required and shall contain the following information:

1. Floor Plan

- Dimensions of the building
- Overhead and walkout door sizes and location (include header sizes)
- Window sizes and location (include header sizes)
- Interior bearing points and walls (if applicable)

2. Section Plan

- Pitch and spacing of roof trusses
- Size, height, and spacing of exterior bearing studs
- Slab thickness
- Footing size and depth

3. Site Plan

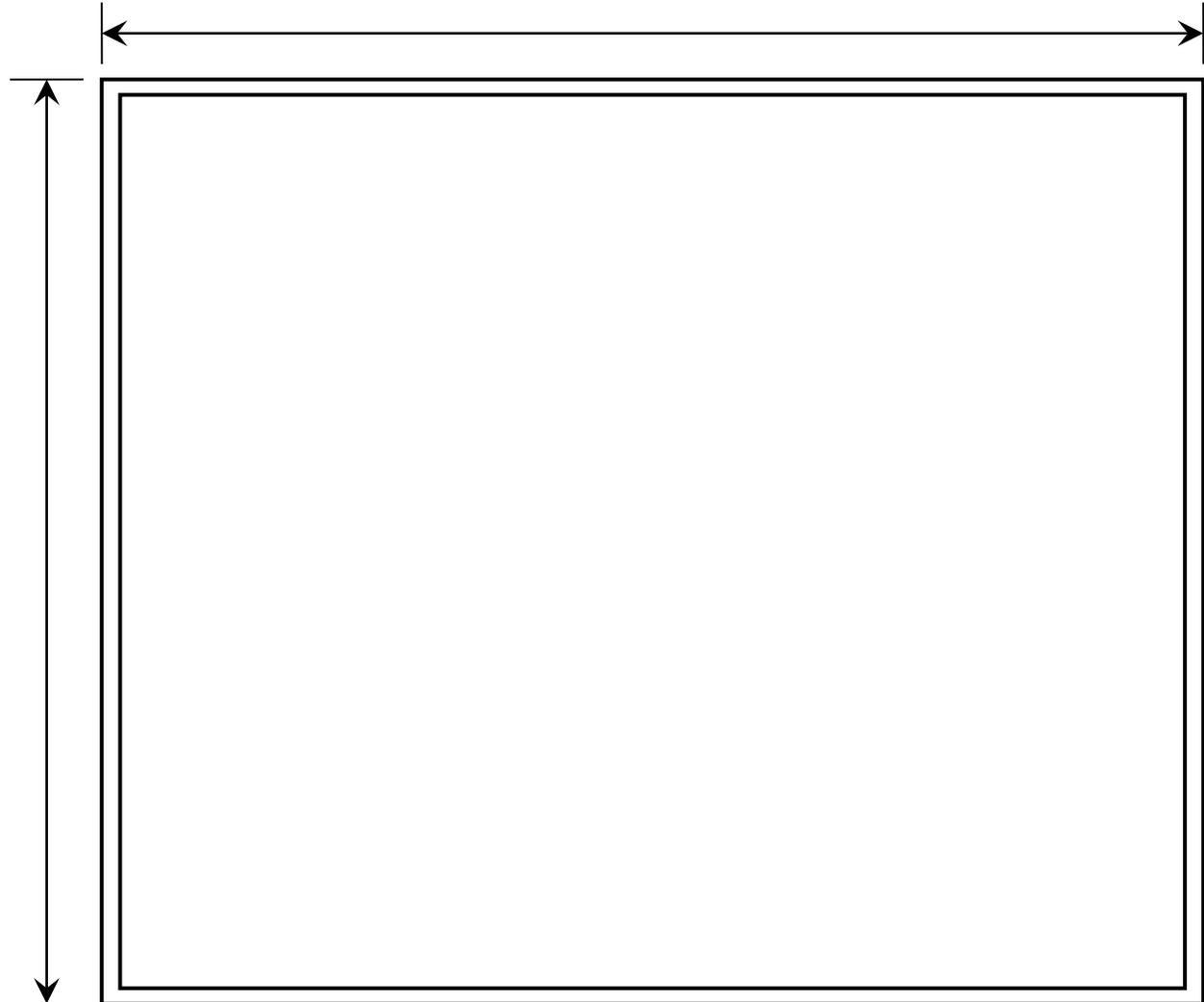
- Distances from the proposed building to the existing dwelling and all lot lines

General Construction Notes and Design Criteria for Garages:

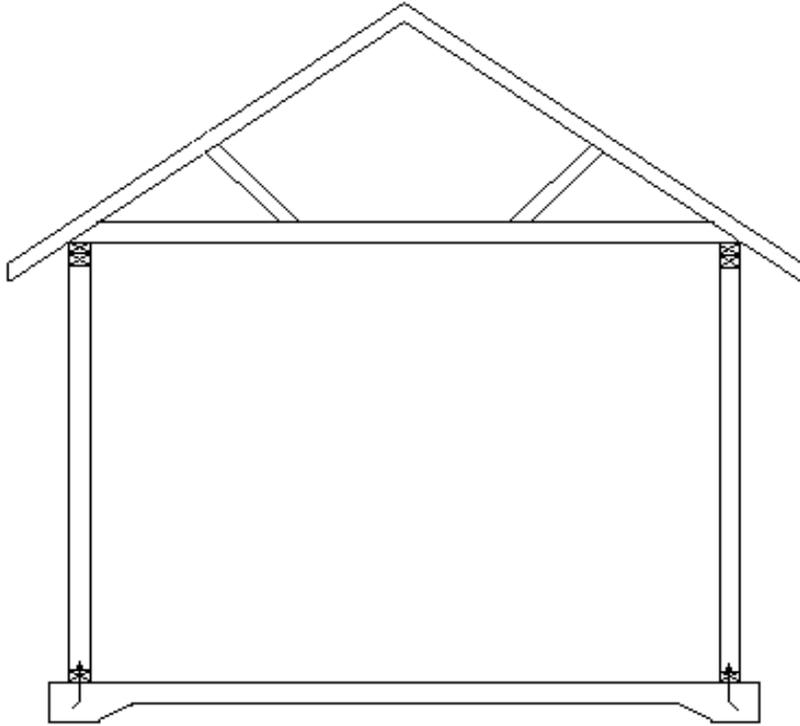
- Minimum footing width shall be 12" (applicable to spread footings, trench footings and floating slabs)
- Minimum frost footing depth shall be 42" (required on structures exceeding 1000 square feet)
- Anchor bolts shall be ½" minimum diameter. They shall be placed 6' on center, within 12" from the edge of every board and at least two per board along all bottom plates
- The minimum slab thickness shall be 3.5" minimum
- A minimum of 6" clearance is required from final grade to the wood sill plate
- Floor drains are allowed to be drained to daylight
- A truss strap (hurricane clip) is required for attachment of trusses to the top plate
- If engineered trusses are used, specifications are required to be on site during rough-in inspection
- An underlayment ice barrier shall be used at eaves and extend to a point at least 24" inside the exterior wall line of the building. (Not required for detached garages with no conditioned floor area)
- Non Metallic Cable (Romex) passing horizontally through unfinished wall spaces shall be protected in conduit or placed behind drywall, plywood, or other approved interior covering
- If garage is attached to (or less than 3 feet away from) a dwelling, ½" gypsum board shall be placed on the garage side to create a complete separation

GARAGE FLOOR PLAN

1. Provide exterior dimensions
2. Include locations and sizes of:
 - Overhead Doors
 - Walkout Doors
 - Windows
3. Label header material
4. Draw any interior walls or rooms
(designate bearing if applicable)



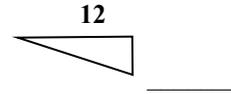
GARAGE SECTION PLAN



***Floating Slab Specifications:**

One-story detached accessory buildings not exceeding 1,000 square feet in floor area may be constructed using slab on grade construction. The slab shall be at least 3.5" thick, poured monolithically with thickened perimeter footings extending 12" below finish grade and be 12" wide at the base. The top of the foundation shall not be less than 6" above finish grade. Reinforcement of the slab, including the thickened portion, shall be #4 rebar spaced at 24" on center each way, or 6x6 -10/10 welded wire mesh, or fiber mesh reinforced concrete.

ROOF



Pitch: _____

Roof Sheathing (type and thickness): _____

Felt Paper Weight (circle one): 15# 30#

Shingle Type (circle one): Asphalt Steel Other _____

TRUSSES

Type (circle one): Engineered Trusses Field Frame Rafters

Spacing: _____" on center

Overhang Projection: _____" **Vented** (circle one): Yes No

WALLS

Studs Size (circle one): 2x4 2x6 **Wall Height** _____

Stud Spacing (circle one): 16" O.C. 24" O.C.

Exterior Wall Sheathing (type and thickness): _____

Moisture Barrier: _____

Siding Type: _____

CONCRETE

Footing Type (circle one): Spread Footing Trench Footing Floating Slab*

Footing Size: Width _____ x Height _____

Foundation Wall: Width _____ x Height _____