Detached Garage

Information for one-story wood frame private garages accessory to one- and two-family dwellings.

Planning & Zoning Division
Phone 892-5130  Fax 892-5155

SITE PLAN  Submit accurate site plan for review and approval, which includes:
- Location of the proposed garage and any other buildings or structures on property
- Distances from buildings and structures to property lines and to other buildings
- Show easements, drainage, road right-of-way, well and septic system

If all Zoning requirements are met, Planning & Zoning will forward the approved site plan and zoning review to the Building Division. (Required prior to issuance of the building permit)

Contact the Planning & Zoning Division for setback and other zoning requirements

Building Division
Phone 892-5130  Fax 892-5155

BUILDING PERMIT APPLICATION
- Submit two sets of building plans for review and approval
- Fill out the information on the following pages of this form
- Building Permit fees are based on the area of the garage; call for permit fee estimates

LIMITATIONS
- A floating slab foundation as illustrated is limited to 1,250 square feet for one story
- Continuous frost footings minimum 8” wide and 42” below finished grade are required for any of the following conditions:
  - Detached garages exceeding 1,250 square feet and/or exceeding one story
  - Garages attached to dwellings; ask for the information sheet on attached garages
  - Masonry veneer, concrete block walls and concrete walls
  - Garages with bathrooms
  - Garages constructed or converted for other uses (such as business or office use)

ADDITIONAL PLANS AND INFORMATION REQUIRED FOR
- Gambrel roof or unconventional roof framing
- Attic storage area and/or stairs to storage area
- Any use other than a building accessory to one and two family dwellings

ADDITIONAL PERMITS REQUIRED
- Separate Electrical, Mechanical, and Plumbing Permits (when applicable) are required for work performed in these trades; for example:
  - Electrical: If electrical is run to garage, at least one GFCI outlet, one inside lighting outlet and one lighting outlet on the exterior side of each service door are required. In addition, at least one receptacle is required per car space.
  - Mechanical: Suspended gas fired heater, gas piping or HVAC work
  - Plumbing: Installation of a sink, bathroom or other plumbing work
- Contractors licensed in the respective trade must obtain these permits and perform the work
- A homeowner may qualify to obtain a mechanical, electrical, or plumbing permit and perform the respective work. Inquire at the Building Division.

Inspections Required
- Footings when excavation is complete and forms are set and before concrete is poured
- Rough Electrical, Mechanical, and Plumbing (when applicable)
- Rough Frame
- Final Inspection prior to occupancy, Certificate of Occupancy is required.
Specification form for detached garage accessory to one- and two-family dwellings. Please provide the following information:

- **Size of New Garage**
  - Length
  - Width
  - Wall Height
  - Is this an addition? □ Yes □ No

- **Wall Sheathing**
  - Plywood (approved structural wood panel)
  - OSB (approved structural wood panel)
  - Other sheathing

- **Wall Corner Bracing**
  - 4’ at each corner
  - Other bracing method

- **Roof Framing**
  - Manufactured wood trusses (copies of truss design required)
  - Rafters (provide rafter span information and ridge beam or board specs)

- **Roof Sheathing**
  - Plywood (approved structural wood panel)
  - OSB (approved structural wood panel)
  - Size:
    - 7/16”
    - 1/2”
    - 5/8”

- **Eave Ice Protection** (required to a point 24” inside exterior wall)
  - Self-adhering bitumen
  - 2 layers mop on (cemented) #15 felt underlayment

- **Roofing Underlayment** Minimum #15 asphalt felt underlay

- **Roofing**
  - Asphalt/fiberglass shingles (approved)
  - Other roofing

- **Wall Weather Barrier** (Required)
  - Approved house wrap
  - #15 asphalt felt
  - Other barrier

- **Siding**
  - Vinyl
  - Other siding

### OVERHEAD DOORS:

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Width x Height</th>
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<tbody>
<tr>
<td>Overhead doors:</td>
<td>X x X</td>
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**In gable end?** □ Yes □ No

**Overhead door Headers LVL:**

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Width x Height</th>
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<tbody>
<tr>
<td>1 ¾” x</td>
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**2X:**

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<th>Quantity</th>
<th>Width x Height</th>
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<tr>
<td>2” x</td>
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### DOORS and WINDOWS:

**Doors:** □ swing out □ swing in □ sliding

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<thead>
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<th>Quantity</th>
<th>Width x Height</th>
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<tbody>
<tr>
<td>x 6’-8”</td>
<td>3’-0” or 2’-8” x 6’-8”</td>
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**Door Headers:**

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**Windows:**

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**Window Headers:**

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<td>2” x</td>
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Floating Slab Foundation—Limited to 1,250 square feet and one story

Show door and window sizes and locations

Show Dimensions

Floor Plan

Sample Floor Plan

16’ x 7’ Overhead Door
**Floating Slab Foundation---Limited to 1,250 square feet and one story**

- Eave Ice Barrier
- Approved structural wood panel (plywood or OSB) roof sheathing
- Engineered trusses. Submit truss design drawings prior to rough frame inspection.
- Bracing per manufacturer's truss design drawings
- Double 2 x 4 Top Plate
- Header over door and window openings
- 2 x 4 studs 16" or 24" OC up to 10' in height
- 2 x 4 preservative treated bottom plate
- 1/2" diameter anchor bolts with nut and washer maximum 6' OC and within 12" of corners and ends, min 2 bolts per plate. 7" min embedment. (other methods or anchors must be approved by the building official)
- Alternate footing design for floating slab
- 7" Min Embedment
- 2 - #4 rebar in footing (top & bottom)
- Approved wood structural wall sheathing (plywood or OSB)
- Weather Barrier (felt paper or house wrap) Required
- Shingles installed per manufacturer
- Min #15 asphalt felt underlay
- Min 4" concrete slab reinforced with 6" x 6" #10 welded wire mesh or #4 reinforcing bars 24" OC both ways
- Min 4" concrete slab reinforced with 8" x 6" #10 welded wire mesh or #4 reinforcing bars 24" OC both ways
- 10" Min Embedment
- Min 15 asphalt felt underlay