



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

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- ▢ **BUILDING PERMIT APPLICATION**
 - ◆ Construction documents are required to be submitted in pdf format. Plans shall include dimension lines or be drawn to scale. Provide sufficient information for the building official to ascertain the scope of the project. Plans shall also allow for digital signatures and mark-ups. Online submittal is preferred. Plans can be submitted via the [Permit Application Portal](#). **or**
 - ◆ Fill out the information on the following pages of this form. In-person submittal is available by appointment, call 892-5130 to schedule.
 - ◆ 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
 - ◆ Wall heights above 10' may require engineering
 - ◆ 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.

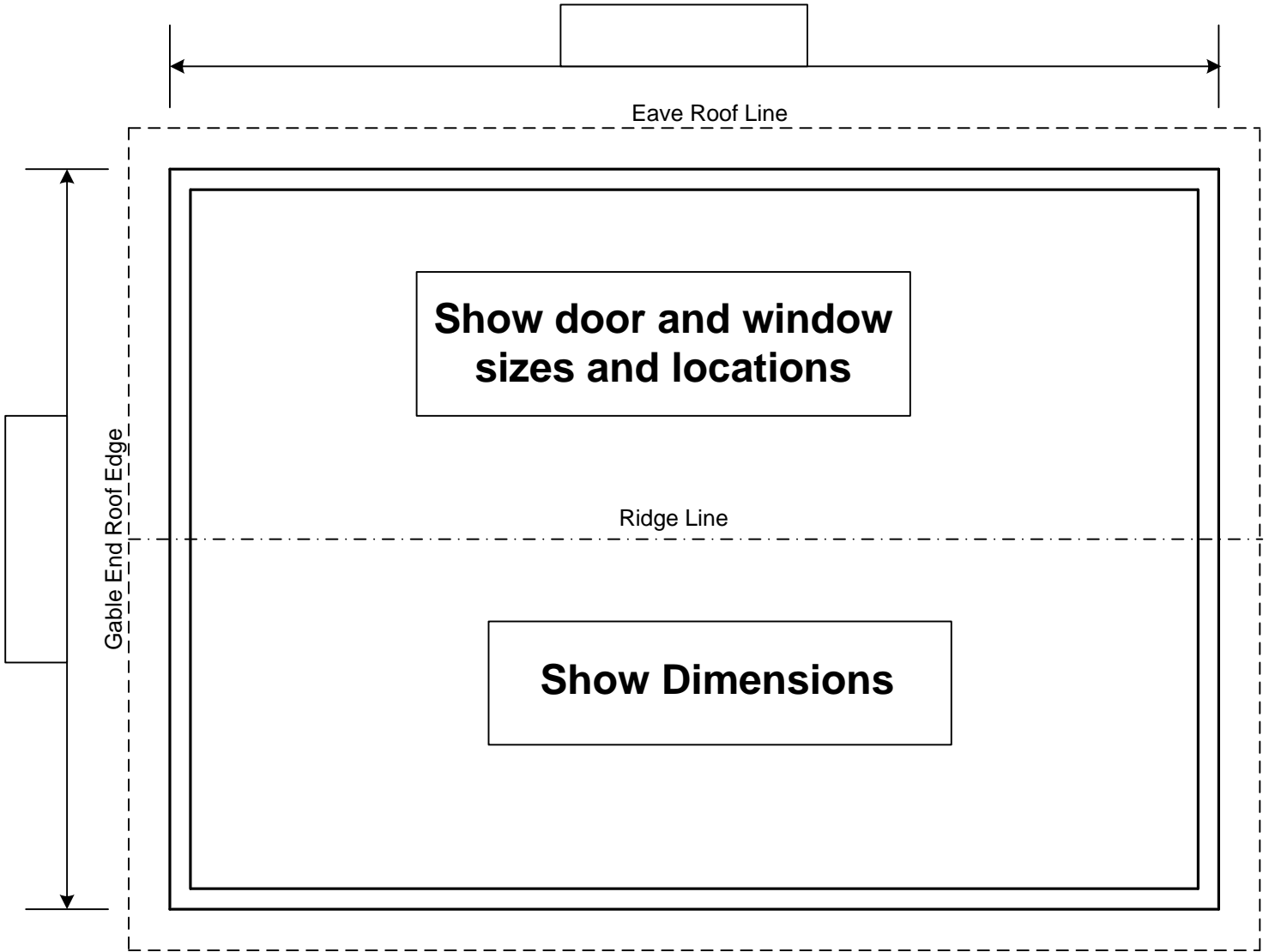
Specification form for detached garage accessory to one- and two-family dwellings. Please provide the following information:

- **Size of New Garage** _____ x _____ Wall Height _____ **Is this an addition?** Yes No
Length Width
- **Wall Sheathing** Plywood (approved structural wood panel)
 OSB (approved structural wood panel)
 Other sheathing _____
- **Wall Corner Bracing** 4' at each corner
 Other bracing method _____
Inquire at Building Division for alternative bracing methods
- **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 _____

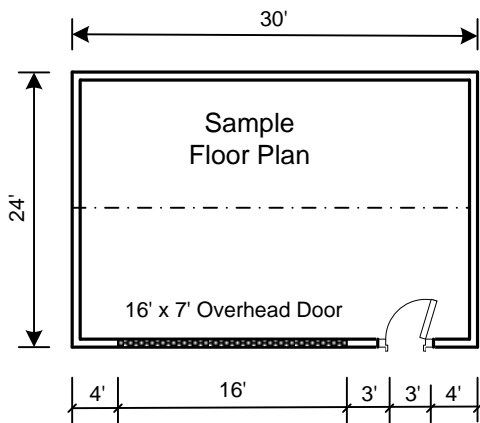
OVERHEAD DOORS:	Quantity	Width	x	Height	Quantity	Width	x	Height
Overhead doors:			x				x	
In gable end? <input type="checkbox"/> Yes <input type="checkbox"/> No								
Overhead door Headers LVL:			1 3/4"	x			1 3/4"	x
2X:			2"	x			2"	x

DOORS and WINDOWS:	Quantity	Width	x	Height	Quantity	Width	x	Height
Doors: <input type="checkbox"/> swing out <input type="checkbox"/> swing in <input type="checkbox"/> sliding			x	6'-8"			3'-0" or 2'-8"	x 6'-8"
Door Headers:			2"	x			2"	x
Windows:			x				x	
Window Headers:			2"	x			2"	x

Floating Slab Foundation---Limited to 1,250 square feet and one story



Floor Plan



Floating Slab Foundation---Limited to 1,250 square feet and one story

