



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

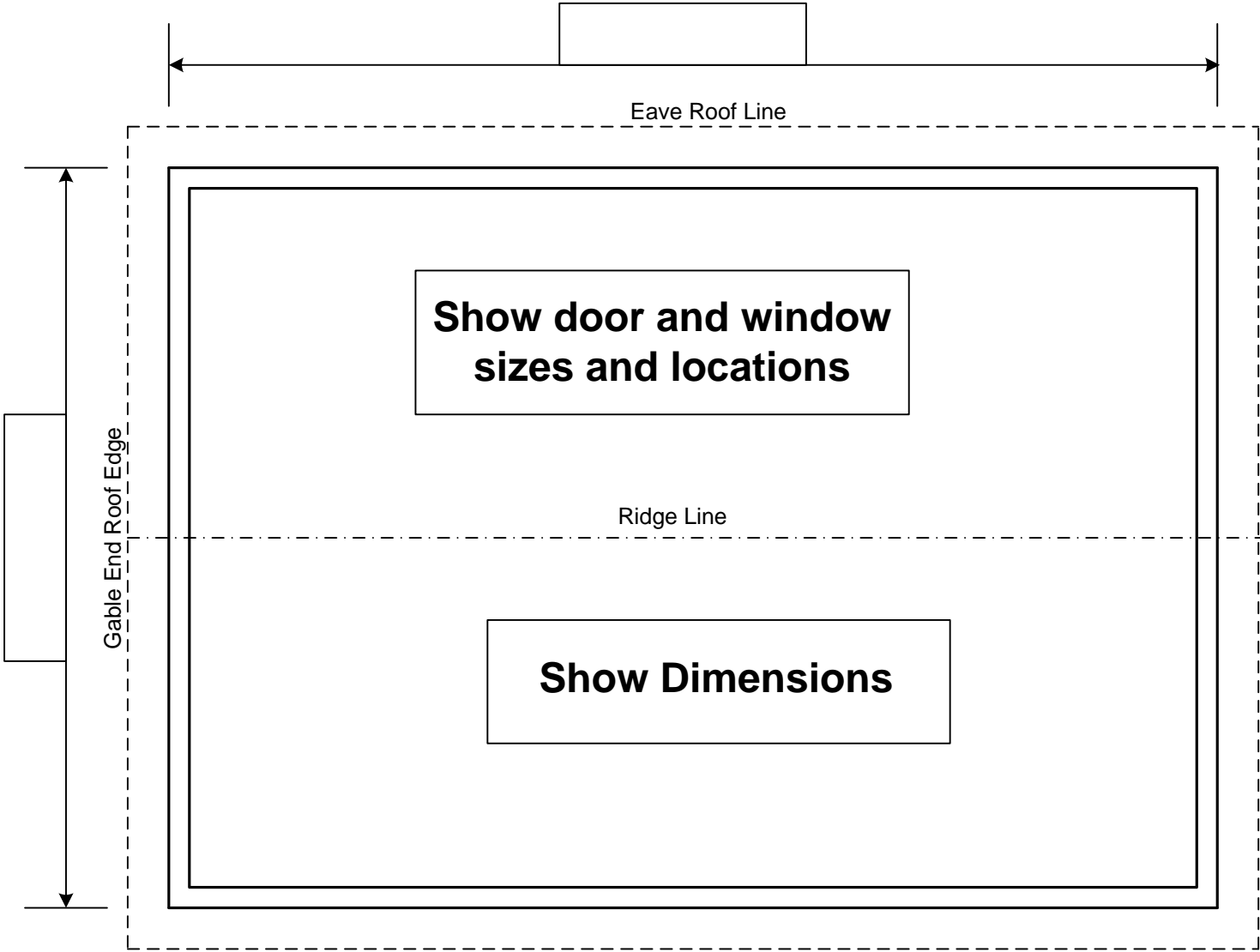
Building Division

Phone 892-5130

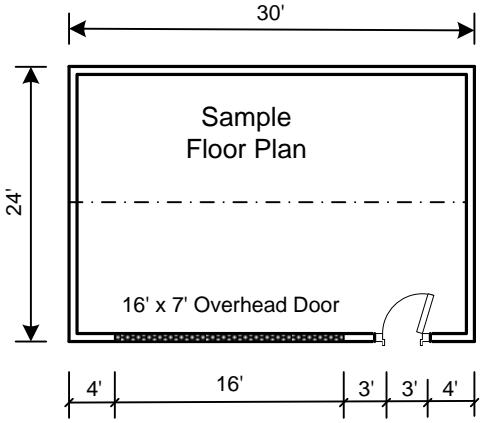
Fax 892-5155

- ▢ **BUILDING PERMIT APPLICATION**
 - ◆ Submit two sets of building plans for review and approval or
 - ◆ 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.

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



Floor Plan



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