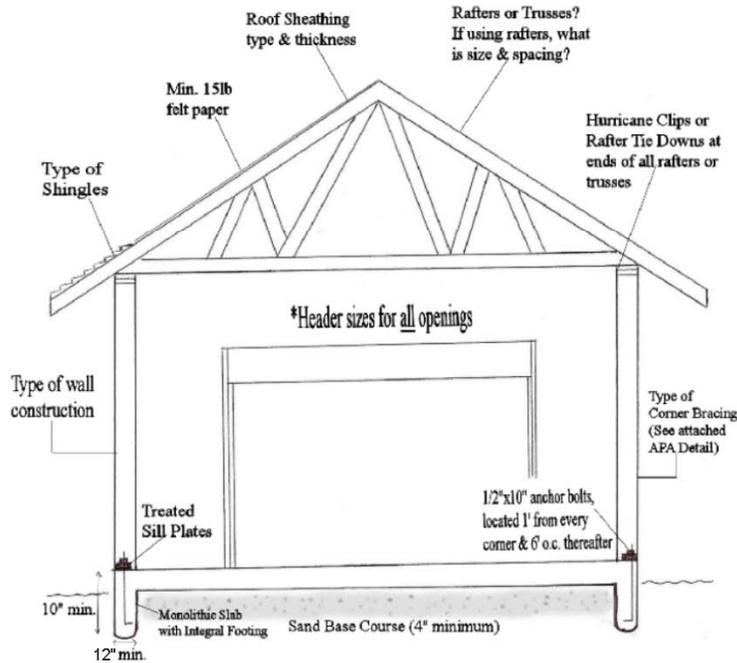




2009 Detached Garage Requirements



1. Slabs must be placed on undisturbed soil. All vegetation (i.e. grass, weeds, leaves, roots, etc.) must be removed from under the slab before adding 4" sand base course.
2. 12"W monolithic (integral slab & footing limited to one story) or 16"Wx8"D footings with minimum 32" below grade to bottom of footing required if: the garage exceeds 600 sq. ft. and/or an eave height of more than 10 feet with light frame construction or exceeds 400 sq. ft. and/or an eave height of more than 10 feet with other than light frame construction.
3. Provide building dimensions and indicate truss direction.
4. Anchor bolts 1/2"x10" in solid concrete and 1/2"x18" into masonry should be located not more than 12" or less than seven bolt diameters from each end of the plate section and a maximum of 6 feet on center.
5. All plates in contact with concrete need to be pressure treated or decay resistant lumber.
6. Indicate height of wall, stud size, and spacing.
7. Specify the size and span of headers for all openings and number of jack studs.
8. Specify type of wall sheathing including any alternate wall bracing methods.
9. Specify width of wall sheathing panels on each side of the overhead garage door and service door.
10. Include fastener type, size, and spacing for wall and roof sheathing attachment.
11. Roof assemblies shall have rafter or truss ties provided at ends of each member.
12. Provide type of roof sheathing.
13. Minimum 15 lb felt paper is required over roof sheathing.
14. Provide type of roofing or shingles.
15. Indicate rafter size, spacing, and span.
16. Provide type and amount of attic ventilation.
17. Ice barrier required if garage is being heated. Indicate heated or un-heated. (Ice barriers shall extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building.)
18. Wall coverings, curtain walls, roof coverings, exterior windows and doors, skylights, and overhead garage doors must meet the 90 mph., exposure "B" wind loads.
19. Vehicular Access Doors shall be tested in accordance with ASTM E330. Manufacturer information must be provided.
20. Garages located less than 3 feet from a dwelling unit on the same lot must have not less than 1/2" gypsum board or equivalent applied to the interior side of exterior walls that are within this area.