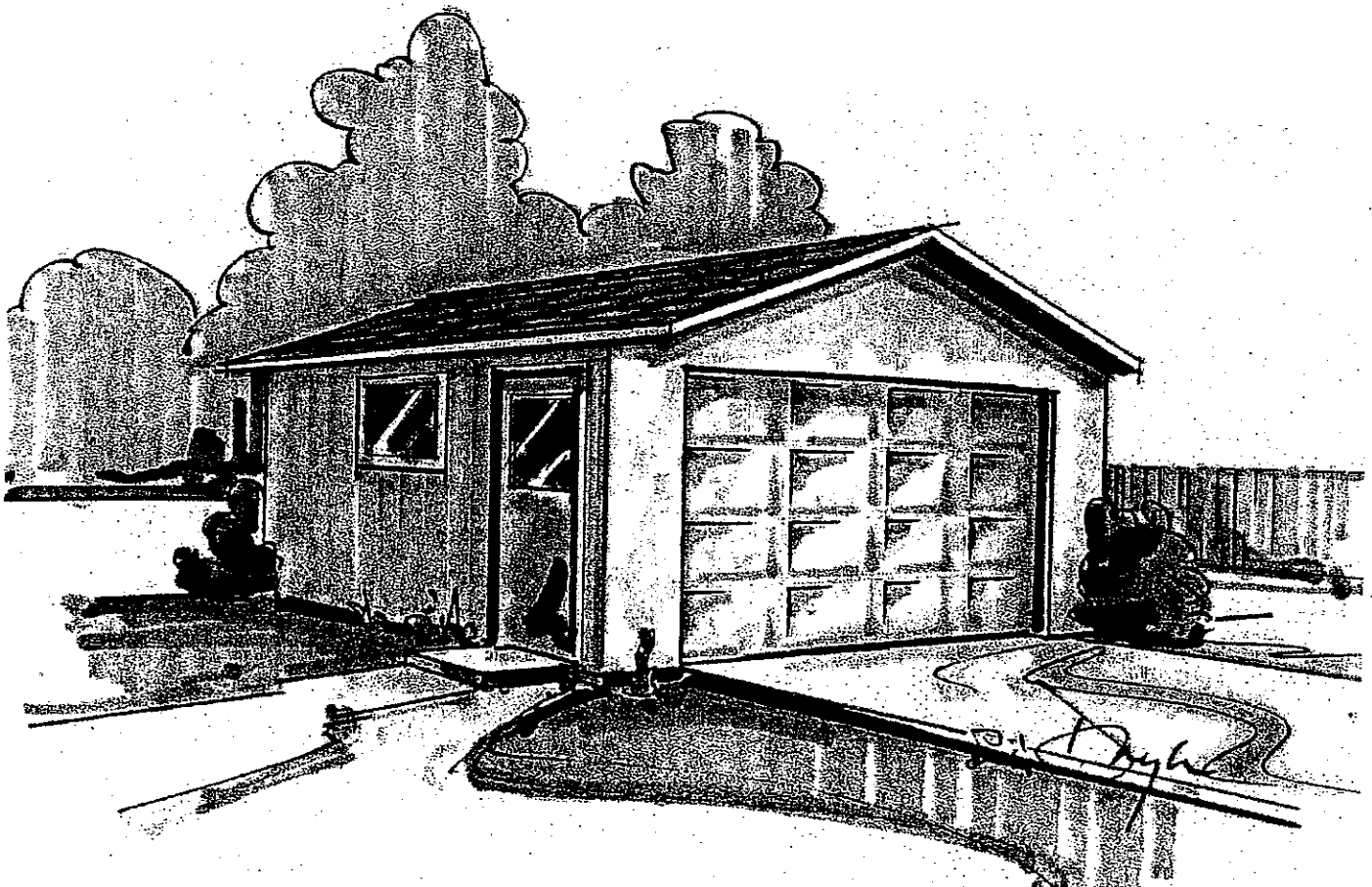


Single Family Residential One Story Detached Garage

How to use this Guide

Provide two sets of plans and complete the following:

1. **Complete the Building Guide** by filling in the blanks on page two and three, and indicating which construction details will be used.
2. **Provide 2 Plot Plans (site plan)** showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines, drawn to scale.
3. **Fill out a building permit application.**
The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.



Single Family Residential One Story Detached Garage

Directions

1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.

Address: _____

2. Indicate in the check boxes on page 3 which detail from page 4 will be used.

Note: Heated garages may require special provisions.

Floor Plan

Dimension _____

Locate and detail bracing

Indicate rafter or truss direction

Check one

Garage is heated

Garage is not heated

Show door and window header sizes and location and size of landing in front of door

3 1/2" minimum concrete slab

Floor slope

() x _____ header
(example: (2) 2 x 10)

Note:
If roof trusses or rafters bear on header, special header design may be required

Double 2x4 or 2x6 trimmers each end of overhead door header

Garage door opening

Garage door opening width _____

Dimension* _____

Dimension* _____

* See Braced Wall Panel Detail on page 4 to comply with section R602.10.6.2 (IRC)

Single Family Residential One Story Detached Garage

Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

Truss or 2x _____ rafters spaced _____" O.C.
(example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24" O.C.)

Sheathing _____
(example: 1/2" exterior plywood)

Minimum 1x _____ ridge board
(example: 1 x 12)

Roof covering _____
(example: Class A 3 tab shingles)

Underlayment _____
(example: 1 layer 15# felt)

Building Section

Provide roof tie downs
Solid 2x blocking between rafters
that are 2x12 or greater

12
pitch | _____

Ceiling Insulation _____
(If heated - example: R-38)

2x _____ ceiling joists @ _____ O.C.
(example: 2 x 8 @ 24" O.C.)

Double 2x _____ top plate
(example: 2 x 6)

Span _____
(example: 23' 5")

Note: Pre-engineered roof trusses
w/truss clips may be used in lieu of
roof structure shown.

Ceiling height _____
(example: 8')

Diagonal wind bracing or braced wall panels
@ corners and each 25' of wall.

Siding _____
(example: lap or T-111)

Wall sheathing _____
(example: 1/2" exterior plywood)

2x _____ studs @ _____ O.C.
(example: 2 x 6 @ 24" O.C.)

Concrete Encased Ground
required for new service

Cont. 2x _____ sill plate
(example: 2 x 6)

Check one

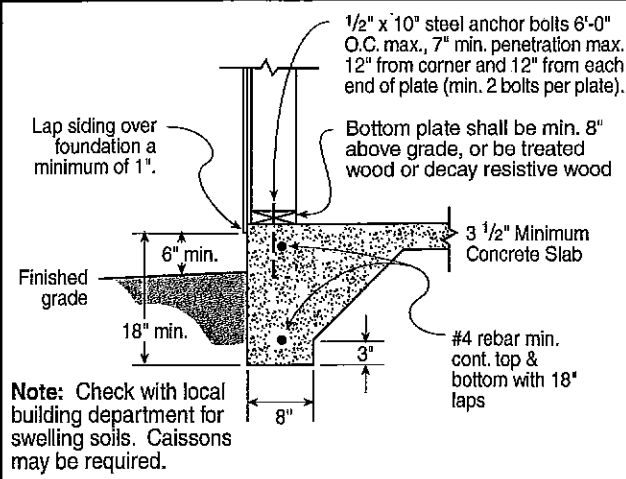
Foundation Detail A
 Foundation Detail B
(see page 4)

Wall Insulation _____
(If heated - example: R-19 Fiberglass Batts)

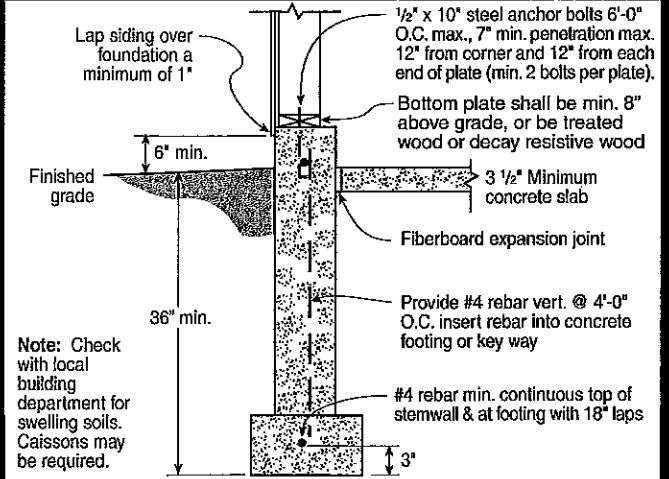
Footing size _____ x _____
(example: 8" x 16")

Single Family Residential One Story Detached Garage

Foundation Detail A



Foundation Detail B



Braced Wall Panel Detail

