Building Guide

Single Family Residential One Story
Detached Garages & Storage Buildings

How to Use this Guide

Provide two sets of the required documents and complete the following:

1. **Complete this 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. Show the well and septic locations.

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.
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

☐ 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\( \frac{1}{2} \)" minimum concrete slab

Floor slope

Indicate rafter or truss direction

Header size:

\( \text{( )} \times \text{( )} \)

(example: (2) 2 x 10)

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

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

Garage door opening

Garage door opening width

Dimension*_____"  * minimum, with plywood sheathing on outside of entire wall

Dimension*_____"
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Note: For roofs with slopes between 1/4:12 - 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 per wind loads or Truss requirements
  - 2x blocking between rafters (2x12 or greater)
  - \[ Note: Pre-engineered roof trusses with truss clips and hardened nails may be used in lieu of roof structure shown. \]
  - plywood shear panels @ corners and each 25' of wall. Panel width to be 1/2 the wall height

- **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")

- **Ceiling height**
  (example: 8')

- **Ext. Finish**
  _Layers of Approved Moisture Barrier_ (example: T-111 or Stucco)

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

- **2x___ studs @ ___ O.C.**
  (example: 2 x 6 @ 24" O.C.)

- **Cont. 2x___ P.T. sill plate**
  (example: 2 x 6)

- **Wall Insulation**
  (if heated - example: R-19 Fiberglass Batt)

- **Footing size___ x____**
  (example: 8' x 16")

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**NAME:**

**ADDRESS:**

**PHONE:**

**PERMIT NUMBER:**
Single Family Residential One Story
Detached Garage

Foundation Detail A

Lap siding over foundation a minimum of 1".

\[ \frac{1}{2}" x 10" \] steel anchor bolts 6'-0" O.C. max., 7" min. penetration max. 12" from corner and 12" from each end of plate.

Bottom plate shall be min. 8" above grade, or be treated wood or decay resistive wood

Finished grade to slope away 6" for 10'

3 1/2" Minimum Concrete Slab

#4 rebar min. cont. top & bottom

Foundation Detail B

Lap siding or Stucco over foundation a minimum of 1", use weep screed for stucco

\[ \frac{1}{2}" x 10" \] steel anchor bolts 6'-0" O.C. max., 7" min. penetration max. 12" from corner and 12" from each end of plate

Bottom plate shall be min. 8" above grade, or be treated wood or decay resistive wood

#4 rebar min. continuous at top of stemwall

Finished grade to slope away 6" for 10'

3 1/2" Minimum concrete slab

Fiberboard expansion joint

Provide #4 rebar vert. @ 4'-0" O.C. insert rebar into concrete footing or key way

2-#4 rebar min. continuous at footing