

CITY OF FAIRMONT – 100 Downtown Plaza – Fairmont, MN 56031 www.fairmont.org

Fax (507) 238-9469

Phone (507) 238-9461

DETACHED GARAGES TYPICAL REQUIRMENTS FOR

A DETACHED GARAGE

This handout was written as a guide to commonly asked questions and concerns. It is not intended nor shall it be considered a complete set of requirements. 01/02/15

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GARAGE DOOR HEADER

- No Roof Load on Header: 2# 2"X 10" with ½ Plywood glued & Nailed
- Headers Carrying Roof Load Check Sizes of sawn lumber or LVL
 - o Single Stud Bearing Required for 9"-0" Doors
- o Two Stud Bearing Required for 16'-0" & 18'-0" Door Narrow wall bracing details must be shown on the plans russ plan y engineer Asphalt shingles can be used on 2/12 slope and greater with 35 lb for snow load special overlaps requirements of felt up to 4/12 slope. Gable End bracing required Metal Drip Edge 20 lb BC DL if framing is used for Storage Fascia Double Top Plate 2X4, Over Lap Corners, Splice 24" apart Use of Truss clips are *Recommended* on All Truss and Soffit Rafters in lieu of Toe Nailing When trusses or rafters that are rated at 10 lb BC DL the ceiling shall not be used for storage Attic access shall be 22" X 30" if ceiling is enclosed Exterior sheathing size Utility studs 2"X 4" not more than 10'in length, (Plywood, OSB, Built-Right) supporting ceiling & roof only and spaced 16"o.c Treated sill plates are required when < 8" from ground Provide 2- # 4 Rebar around Anchor bolts shall be embedded 7" & spaced no more entire perimeter. than 6' apart and within 12" each of the corners Placed in the lower 3rd of footing. 12" -31/2" Concrete Slab Granular base (Remove all grass & roots 12" down) Thicken slab around the Perimeter.

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CHECK LIST FOR GARAGE

Does your garage plans include all the required information?

| I | Location | of | the | Garage: |
|---|----------|----|-----|---------|
| | | | | |

- Property pins located and designated on plan
- □ Site plan includes all dimensions in relations to all buildings and property lines
- □ Location and size has been checked by Zoning Director to confer with location

Check for sizes and location of materials:

- □ Provided engineered signature on Truss Plans including pertinent information (35# TC LL- for snow load & 20# BC DL for open framing or / 10# BC DL if ceiling is enclosed)
- \Box Sizes of garage doors headers (<u>how many</u> <u>width</u> x <u>height</u> x <u>length</u>) and location
- □ Size of window headers and location $(\underline{\#} \underline{\mathbf{w}} \times \underline{\mathbf{h}} \times \underline{\mathbf{l}})$
- \Box Size of studs and spacing $-(\underline{\mathbf{w}} \times \underline{\mathbf{h}} \times \underline{\mathbf{l}})$
- □ Size and location of anchor bolts and rebar
- Sheathing material and thickness
- Narrow wall bracing design if needed
- □ Size of attic access if ceiling is installed
- □ Size of perimeter and footing depth
- □ Nailing schedule for all framing connections and sheathing installation

Identified all material and layouts on the garage drawing:

- □ Roof slope
- Roofing material: Ice Protection 24" to inside of the exterior wall, 15# felt, asphalt shingles, etc
- Interior and exterior finishes
- Insulated / heated
- Granular base
- □ Type and sizes of fasteners (nails) and patterns (how each component shall be nailed off)

Additional Information: