

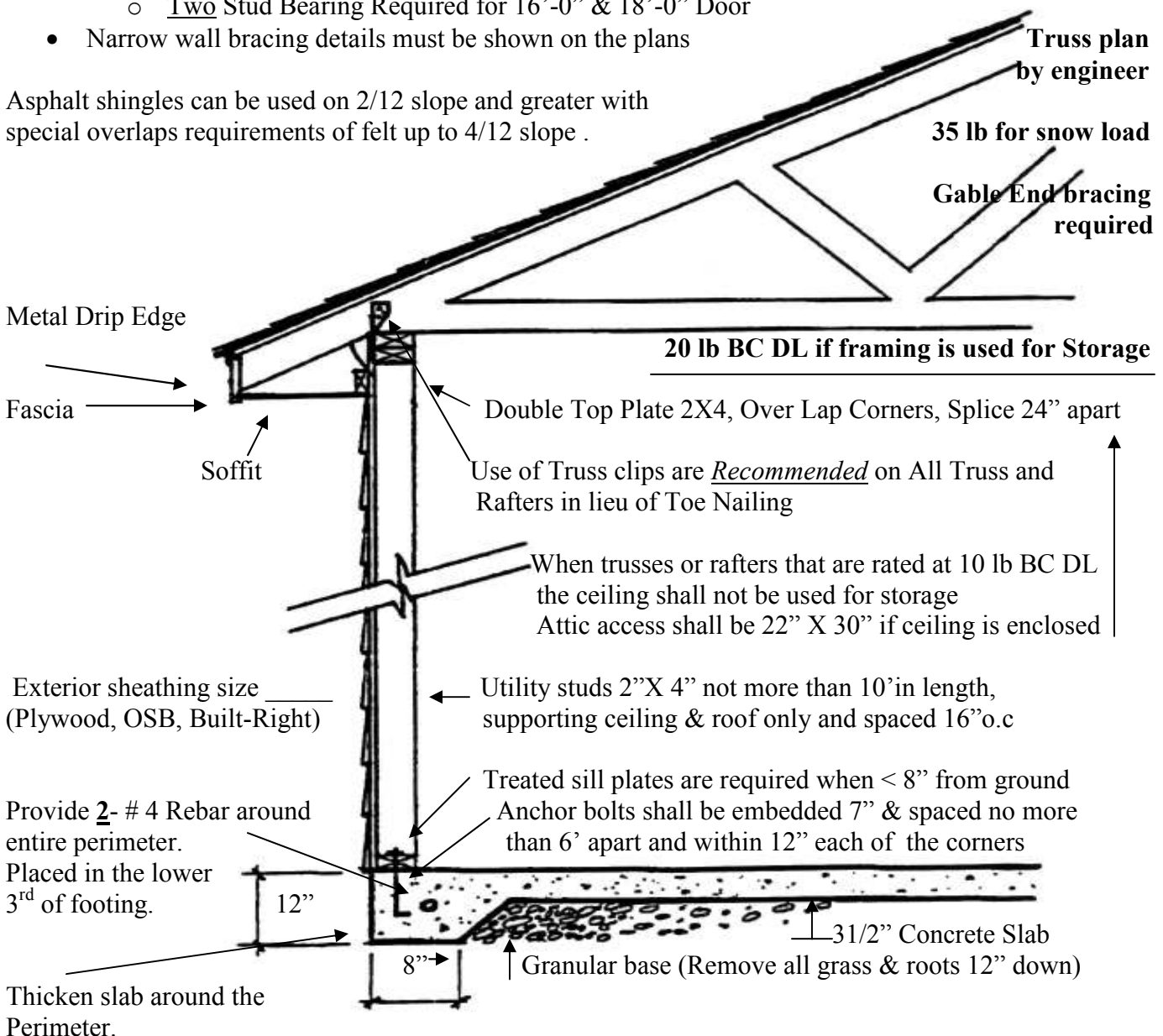
DETACHED GARAGES TYPICAL REQUIREMENTS FOR A DETACHED GARAGE

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

GARAGE DOOR HEADER

- No Roof Load on Header: 2# 2"X 10" with 1/2 Plywood glued & Nailed
- Headers Carrying Roof Load Check Sizes of sawn lumber or LVL
 - Single Stud Bearing Required for 9'-0" Doors
 - Two Stud Bearing Required for 16'-0" & 18'-0" Door
- Narrow wall bracing details must be shown on the plans

Asphalt shingles can be used on 2/12 slope and greater with special overlaps requirements of felt up to 4/12 slope .



CHECK LIST FOR GARAGE

Does your garage plans include all the required information?

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)
- Sizes of garage doors headers (how many – width x height x length) and location
- Size of window headers and location – (# - w x h x l)
- Size of studs and spacing - (w x h x 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:

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