

Things You Need To Know When Building A Garage or Accessory Building

1. To obtain a building permit, you must provide us with a plot plan showing where the structure is to be located on the lot with the distances noted to the lot lines. (Plot plan forms are available from the Building Division.) All buildings on your property must be shown on this drawing.

Building plans showing plan elevation and section views are also required to obtain a building permit.

2. A structure 120 square feet or less of roofed area does not require a building permit but must meet the minimum setback requirements.
3. Locate property lines exactly. Estimates are not acceptable. We will request you to show us lot pins when we come out for a foundation inspection. A permit will not be issued if there is any doubt as to where they are located.
4. Check with the Engineering Division regarding any easements. A building cannot be placed over an easement.
5. Any driveway, sidewalk, or utility work in public right-of-way requires an approved right-of-way excavation permit. See the Engineering Division.
6. There are limits as to how many square feet of front yard can be covered by driveway. See the Engineering Division.
7. If the proposed garage is detached, it must be a minimum of 3' from side and rear property lines and a minimum of 4' from the house. Maximum height for a detached garage is 15 feet. Corner lots have different requirements. See the City Planner for details.
8. If the garage is attached either directly to the house or by a breezeway, it is considered part of the residence and must meet the setback requirements that apply to the residence. See the City Planner for details.
9. If the garage is going to be attached to the house, the wall next to the house shall not have any openings other than a door which will be required to be a minimum of 1 3/8" solid core wood door or steel door with a 20 minute fire rating. No glass is allowed in the door except 1/4" wired glass held with steel stops. The wall next to the house shall be covered with 5/8" Type X sheetrock on the garage side of the wall. This sheetrock shall extend from the floor to the underside of the roof sheathing or the ceiling must be sheetrocked.
10. Frost depth footings are required if the structure is greater than 1,000 square feet or if it is attached to the house. Detached garages 1,000 square feet or less may be built on a steel reinforced monolithic slab, with 6" earth to wood separation. See the Building Official for required design drawing submittals.

11. Frost depth footings are to be 12" wide and 42" deep.
12. The garage floor shall be a minimum of 4" thick concrete and is required to be reinforced. 6-6-10-10 wire mesh is an acceptable method of reinforcement. All sod, or other vegetation, must be removed prior to placing concrete.
13. All sill plates placed on a concrete slab which is in direct contact with the earth and sills which rest on concrete foundations shall be treated wood.
14. Anchor bolts are required - one 12" from each corner and every 6' thereafter. Anchor bolts must be 1/2" diameter steel bolts embedded 7" into the concrete.
15. **HEADER SIZES FOR OVERHEAD GARAGE DOORS:**

Garage door located in gable wall:

<u>Opening Size</u>	<u>Header Required</u>
9' 2" - 2" x 6"	w 1/2" Plywood Spacer
16' 2" - 2" x 8"	w 1/2" Plywood Spacer
18' 2" - 2" x 10"	w 1/2" Plywood Spacer

Garage door located in bearing wall:

<u>Opening Size</u>	<u>Header Required</u>
9' 2" - 2" x 10"	2 1/2" Plywood Spacer
16' 2" - 2" x 14"	w 1/2" Plywood Spacer
18' 2" - 2" x 14"	w 1/2" Plywood Spacer

16. The building permit fee is based upon the valuation of the garage, material plus labor. A detached garage valuation is figured at a minimum of \$12.00 per square foot.
 Example: 24' x 24' = 576 square feet
 576 sq. ft. x \$12.00/ sq. ft. = \$6,912.00 for a permit fee of \$124.75
17. An attached garage or a garage with frost dept footings valuation is figured at a minimum of \$18.00 per square foot:
 Example: 24' x 26' = 624 square feet
 624 sq. ft. x \$18.00/sq. ft. - \$11,232.00 for a permit fee of \$187.25
18. An electrical permit is required for the wiring done in the garage. The permit fee is based upon how many circuits are installed. (A minimum \$15.00 electrical fee will include 3 circuits.) All outlets must have G.F.C.I. protection.
19. You will be responsible for calling this office to arrange for inspections of your garage. We will need to inspect your foundation forms prior to placing concrete. When the garage has been erected, a framing inspection is required. Electrical work requires an inspection also. Be sure to call for a FINAL INSPECTION once construction is complete.
20. All structures located in the rear yard shall not cover more than 40% of the required rear yard setback area.
21. If you are planning to build a "pole frame" type building, a set of drawings sealed by a licensed engineer or architect must be submitted. Many "pole frame" building dealers can arrange this service. (See Pole Frame Building Construction handout.)
22. There are only basic minimum guidelines. For further information or if you have any questions call the Building Division at 641-792-6622.