Single Family Residential
One Story Detached Garage

How to Use this Guide
Provide two sets of plans 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.

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.

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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

3½” minimum concrete slab

(____) _____ 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*

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

Floor slope

Address:

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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.)

- Minimum 1x____ridge board  
  (example: 1 x 12)

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

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

- Underlayment  
  (example: 1 layer 15# felt)

- 12 pitch___

- Concrete Encased Ground  
  required for new service

Building Section

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

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

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

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**Foundation Detail A**

- 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 (min. 2 bolts per plate).
- Lap siding over foundation a minimum of 1".
- Bottom plate shall be min. 8" above grade, or be treated wood or decay resistant wood
- #4 rebar min. cont. top & bottom with 18" laps
- 3 1/2" Minimum Concrete Slab

**Foundation Detail B**

- 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 (min. 2 bolts per plate).
- Bottom plate shall be min. 8" above grade, or be treated wood or decay resistant wood
- Lap siding over foundation a minimum of 1"
- Fiberboard expansion joint
- 3 1/2" Minimum concrete slab
- Provide #4 rebar vert. @ 4'-0" O.C. insert rebar into concrete footing or key way

**Note:** Check with local building department for swelling soils. Caissons may be required.

**Braced Wall Panel Detail**

- Extent of header
  - Double portal frame (two braced wall panels)
  - Single portal frame (one braced wall panel)

- 1,000 lb. strap opposite sheathing
- Fasten top plate to header with two rows of 16D sinker nails at 3" O.C. typ.
- Fasten sheathing to header with 8D common or galvanized box nails in 3" grid pattern as shown and 3" O.C. in all framing (studs, blocking, and sills) typ.
- Min width = 16" for one story structures
- Min width = 24" for use in the first of two story structures
- Min. 2x4 framing
- Min. double 2x4 post
- 3/8" min. thickness wood structural panel sheathing
- Min. 4,200 lb. tie-down device (embedded into concrete and nailed into framing)
- See Section R602.10.6.2

**Note:**
- Check with local building department for swelling soils.
- Caissons may be required.

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