Informational Guide

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 fill in the blanks on page two, 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.

This handout was developed as a basic plan review submittal under the 2015 International Residential Code. It is not intended to cover all circumstances. Check with your Building Inspection Department for additional requirements.
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.
Single Family Residential
One Story Detached Garage

Note: For roofs with slopes less than 4:12, follow manufacturer’s instructions for low slope applica-

Building Section

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

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

Check one
- Foundation Detail A
- Foundation Detail B
  (see page 4)

Truss or 2x rafters spaced ___” O.C.
(example: Put checkmark in box <or> 2 x 10 Rafter Spaced 24” O.C.)

Minimum 1x ___ ridge board
(example: 1 x 12)

Sheathing
(example: %” exterior plywood)

Roof covering
(example: Class A 1 tab shingles)

Underlayment
(example: 1 layer 15# tab)

12 pitch

Ceiling Insulation
(R 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: 22’ 5”)

Ceiling height
(example: 8’)

Siding
(example: lap or F-111)

Wall sheathing
(example: %” exterior plywood)

2x ___ studs @ ___ O.C.
(example: 2 x 4 @ 24” O.C.)

Cont. 2x ___ sill plate
(example: 2 x 6)

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

Footing size ___ x ___
(example: 8” x 16”)
