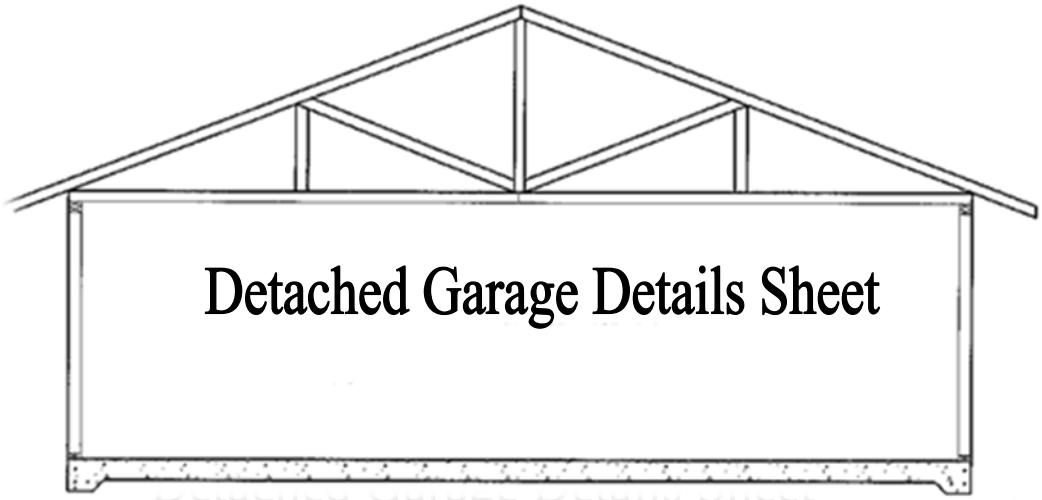

Detached Garage Details Sheet

CHECK ALL BOXES THAT APPLY

ROOFING MATERIAL

- ☐ Asphalt Shingles
- ☐ Cedar, Pine Shakes
- ☐ Metal Roofing
- ☐ Other Specify_____

ROOF SHEATHING

- ☐ Minimum 3/8 OSB or Plywood
- ☐ 1/2"OSB or Plywood

Note: OSB or Plywood less than 1/2" requires H clips and ridge blocking

- ☐ Other Specify_____

ROOF FRAMING

- ☐ Pre-manufactured Engineered Truss
- ☐ Stick-built Rafters (provide details)

_____

EXTERIOR FINISH

- ☐ Vinyl Siding
- ☐ Stucco
- ☐ Other Specify_____

INTERIOR DEVELOPMENT PERMITS

- ☐ Electrical
- ☐ Gas
- ☐ Plumbing
- ☐ Other Specify_____

WALL SHEATHING

- ☐ 3/8" OSB
- ☐ 1/2" OSB
- ☐ 3/8" plywood
- ☐ 1/2" plywood
- ☐ Other Specify_____

WALL FRAMING

- ☐ 2 X 4 @16" o.c
- ☐ 2 x 4 @ 24" o.c.
- ☐ 2 x 6 @16"/24" o.c.
- ☐ Insulated walls and ceiling

GARAGE DOOR BEAM

- ☐ Length_____
- ☐ Depth_____# of plies_____
- ☐ Built Up ☐ Engineered

FOUNDATION

- ☐ Less than 592 ft² - 4 " slab
- ☐ Up to 728 ft² - 12" x 12" slab perimeter thickening

OVER 728 ft²

- ☐ Engineer stamped drawing showing thickened slab detail;
- ☐ Engineer stamped drawing showing grade beam with piles detail;
- ☐ cross section drawing showing conventional concrete foundation wall or insulated concrete form(ICF) with strip footing minimum 4 feet below grade.

Important

- If the roof framing members transfer roof loading to the overhead garage door beam please specify the size of the garage door beam.
- Large opening size (doors over 10 feet wide) garage door beams without roof loading must be a minimum size of 2-2 x 12 c/w a minimum 3" bearing.
- Walls to be secured to slab with anchor bolts at 8' on center maximum.
- You cannot build over an underground gas line.
- Windows cannot be placed in a wall that is less than 4 ft to property line.