

CONSTRUCTION SPECIFICATIONS FOR DETACHED PRIVATE GARAGE

ADDRESS OF PROPERTY: _____

Size of structure: _____ ft. x _____ ft. Style of roof: Hip Gable Flat
Height: _____ ft. Overhang: _____ inches
Distance from dwelling: _____ ft. Distance from side lot line: _____ ft.

INSPECTIONS ARE REQUIRED – 24 hour notice is required

FILL:

Under the floor there will be four (4) inches of sand or crushed stone.

FOUNDATION: perimeter footings

The four (4) outer edges will be a minimum of eighteen (18) inches deep, _____ inches below the existing grade and _____ inches above grade. The trench will be six (6) inches wide at the bottom, sloping upward at a 45-degree angle, to meet the bottom of the floor slab. Rebar reinforcement required (1 no. 5 or 2 no. 4 rebars shall be placed in the middle third of the footing depth).

All traces of vegetation will be removed. There will be a 4" layer of sand or gravel under the slab. The floor slab will be reinforced with wire mesh 6 x 6 – #10. Slab will be a minimum of 4" thick – 6 bag mix concrete.

RETAINING WALL:

When there are ground elevation changes anywhere along the garage slab/foundation, a Structural Engineer stamped design is required for the "retaining wall". (A "retaining wall" is the additional garage slab/foundation that will be required because the ground surface is unlevel.)

ANCHORS:

There will be 1/2" x 7" machine bolts placed in the concrete at intervals of six (6) feet, and not more than twelve (12) inches from each corner.

SILLS:

There will be single 2 x _____'s laid full length around the slab.

WALL STUDS:

There will be 2 x _____'s placed on _____" centers.

TOP PLATES:

There will be two (2) 2 x _____'s on edge or flat

SIDEWALLS:

The sidewalls will be double-wall construction.

SIDING:

The exterior siding will be: bevel 1/2" 1" drop other _____

ROOF RAFTERS:

The roof rafters will be 2" x _____'s on _____ inch centers.

COLLAR TIES:

There will be 1" x 6" collar ties at four-foot (4') intervals (gable roofs).

ROOF SHEATHING:

The roof sheathing will be 1" x 6" _____ 1" x 8" _____
#2 common or 4' x 8' sheets of _____.

GUTTERS:

Gutters are required on all new construction.

ROOFING:

The roof materials will be not less than 240# thick butt. Type of roof: Flat Shingle
Type of shingle: _____ Felt underlay required # _____

SWAY BRACING:

The walls will be sway braced at the four (4) corners. Braces to be mortised into the top and bottom plates and not less than two (2) studs.

BUILDING TIES:

There will be three (3) 2 x 6's the full width and one (1) 2 x 4 the full length of the garage.

JAMBS AND HEADERS:

There will be double jambs and headers at all openings. Window(s) 2 (2 x _____); service door (s) 2 (2 x _____).
There will be a double 2 x _____ header over the auto door.

ELECTRIC:

Electricity will not will be supplied to the garage.
Amount of: ceiling lights: _____ Outside lights: _____ Outlets: _____

Wiring from the house to the garage will be in metal conduit , or
wiring from the house to the garage will be in a trench with metal conduit or PVC

All wiring in the garage will be in conduit. All outlets must be G.F.I. (*) #12 wire. The garage will not be tied into any house circuit that is now in use. All electricity going into the garage will be fused separately.

The applicant hereby agrees that the proposed structure will be built in accordance with the foregoing specifications unless a deviation or change is authorized by the office of the building commissioner.

Contractor's name: _____

Applicant's signature: _____

Date submitted: _____

Approved by: _____

(*) Permanently attached appliances need not be on G.F.I. outlets