

PRIVATE GARAGE SPECIFICATIONS

Garage and carports that are attached to a dwelling shall meet the side yard setbacks of the district, and must be 35' (feet) from the rear lot line. It shall be separated from a dwelling by a ¾ hour firewall extending to the roof boards of the garage or breezeway or the entire interior of the garage shall be fireproofed. Minimum fire-proofing shall be ½" gypsum board.

Doorsills between private attached garages and adjacent interior spaces shall be raised not less than 4" above the garage floor. The door from the garage to the interior of the dwelling shall be 1 ¾" solid core wood door or 1 ¾" solid or honeycomb core steel door.

When living quarters are located above a private garage, a one-hour fire separation assembly is required.

Unattached garages without windows or other openings in the abutting sides may be located within 3' of lot lines. Walls containing openings shall be located 6' from the lot lines. On walls located less than 6' from lot lines they must be drywalled with 5/8" type "x" gypsum board.

No garage or carport shall extend beyond the front building line. All unattached garages are to be located a minimum of 10' from the dwelling. If closer than 10' to the dwelling; ½" gypsum board will be required for fireproofing on the ceiling and side adjacent to the residence.

All garages shall be anchored to the foundations or slab with ½" anchor bolts set in concrete a minimum of 8", or into block a minimum of 15". Anchors shall be 6' to center, located within 1' 0" from all corners, and have a minimum of 2 anchors per plate with anchors @ 12" from each end of each section of plate. Sill sealer shall be installed beneath all bottom plates. All attached garages shall be supported on foundations extending 42" below grade level and shall not be less than 8" wide for frame walls and not less than 10" wide for 8" block or brick veneer walls.

Unattached framed garages not to exceed 10' in height or 400 sq. ft. in size, may be erected on solid concrete slabs at least 42" deep x 12" wide (All outbuildings exceeding 10x10) Engineered floating slabs are also acceptable.

If straps are used in place of anchor bolts, they must be BOCA approved and installed as per the manufacturer specifications. Typically they're embedded into concrete 8" and into block a minimum of 15" – located within 1' from corners and a minimum of 2 per plate and within 12" from each end of section of plate. Straps must be spaced at a minimum of 3' on center, unless the manufacturer specs show otherwise.

All trenches shall be reasonably straight and in line with the exterior perimeter of the building.

All grass and sod must be removed before slab is poured and a minimum of 4" of backfill sand must e provided. This must be mechanically compacted and inspected before

pouring concrete. If attached to living quarters a vapor barrier of 6-mil visqueen must be placed under slab.

Garage framing up to 16' wide can be spaced @ 24" on center; garage framing exceeding 16' must be 16" on center with a single bottom plate and double top plates. (Utility grade framing members shall not be used.)

Corner posts must be 3-2"x4" studs braced in each direction with not less than a 1" x4" let into the studs, and/or plywood or OSB board.

Roof sheathing shall be ½" plywood with clops or 7/16" OSB. Roof covering shall be seal down shingles – class "c" or better. Iceguard and #15 felt must be installed under shingles. Ventilation is required: 1/150.

All small service doors shall be framed the same as house framing and have doorframe and sill, trim and stops. Doors shall have butt-hinges set in edge of door.

All wood siding shall be double nailed.

All windows shall have frames, sill, trim and stops.

All concrete shall be a minimum of 5-bag mix.

Roof pitch: if the pitch is 4-12 or above than it must be 3' from the property line. If it is lower than that it must be 8' from the property line.

RAFTER SPANS

GARAGE WIDTH	RAFTER SIZE	ON CENTER	RIDGE
16' to 24' in width	2" x 6"	16"	2" x 8"
over 24' in width	2" x 8"	16"	2" x 10"
Collar Ties	1" x 6" x 32"		
Cross ties	1" x 6" x 32"		
Cross ties up to 16'	2" x 4"		
Cross ties over 16'	2" x 6" @ 4' o.c.		
Trusses	24" o.c.		

HEADERS OVER DOORS

OPENING	GABLE NON-BEARING	HIP BEARING/ REVERSE GABLE
8' to 9'	2 – 2" X 8"	2 – 2" X 8"
9' to 10'	2 – 2" x 10"	2 – 2" x 10"
10' to 16'	2 – 2" x 12"	2 – 2" x 12"
16' and up	2 – 2" x 12"	7" Steel "I" Beam

GARAGES
 ROOF STYLE:
 HIP: _____
 GABLE: _____
 REV. GABLE: _____

PITCH

Type of Roofing: _____

Size of Sheathing: _____

Pitch _____

rafters _____

Driple Edge Required →

cross ties _____

double plate →

2 x 4 studs _____ spaced o.c. →

Sheathing type under siding
indicate type: _____

Type of finish siding: _____

2"x4" bottom plate, sill plate
w/sill sealer under plate

garage slab to slope toward opening

6-mill vapor barrier required
on attached garages →

4" concrete floor

4" compacted sand

Detached: Footing = 4" x 24" ratwall required
Attached: Footing = 6" x 24" rat wall required →

1/2" anchor bolts -6' oc
min. 2 per plate & locate within
1' from each corner & end of
each plate.

BOCA APPROVED STRAPS AS PER MANUFACTURES SPEC

