



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 or,
- Engineer stamped drawing showing grade beam with piles detail or,
- 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.