

Residential Detached Garage Plan Check

The following items are required for review of detached garage plans. Plans will not be reviewed for approval if any of the requirements listed below are omitted. Walk-through plan review is limited in time, if more time is required, the plans will be checked in at the front counter for a 3-day review period. The following information is based on codes to be adopted in 2005.

PLOT PLAN

- Drawn to scale.
- Complete street address.
- Property lines and dimensions from side, front and rear yards.
- All site improvements, including existing and proposed new construction (deck, patio enclosure, garage, etc.).
- Legal description of property.

FOUNDATION PLAN

Indicate type of foundation:

- Engineered design.
- Monolithic, acceptable on following conditions:
 - Less than 750 square feet,
 - Single story without loft,
 - Foundation not retaining soil,
 - Monolithic slab of single pour with turned down edges,
 - Wood framed.

EXTERIOR ELEVATIONS

Illustrate all sides and indicate the following:

- Finished grade
- Roof slope
- Roof material
- Exterior finish

INTERIOR SECTIONS/DETAILS

Provide a minimum of one section through the entire building identifying:

- Foundation type
- Framing material/description
- Vertical dimensions
- Finished grades

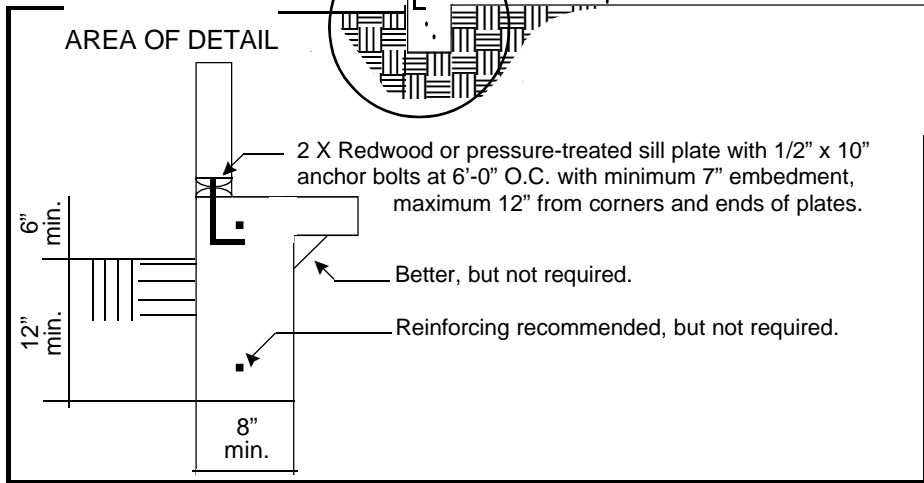
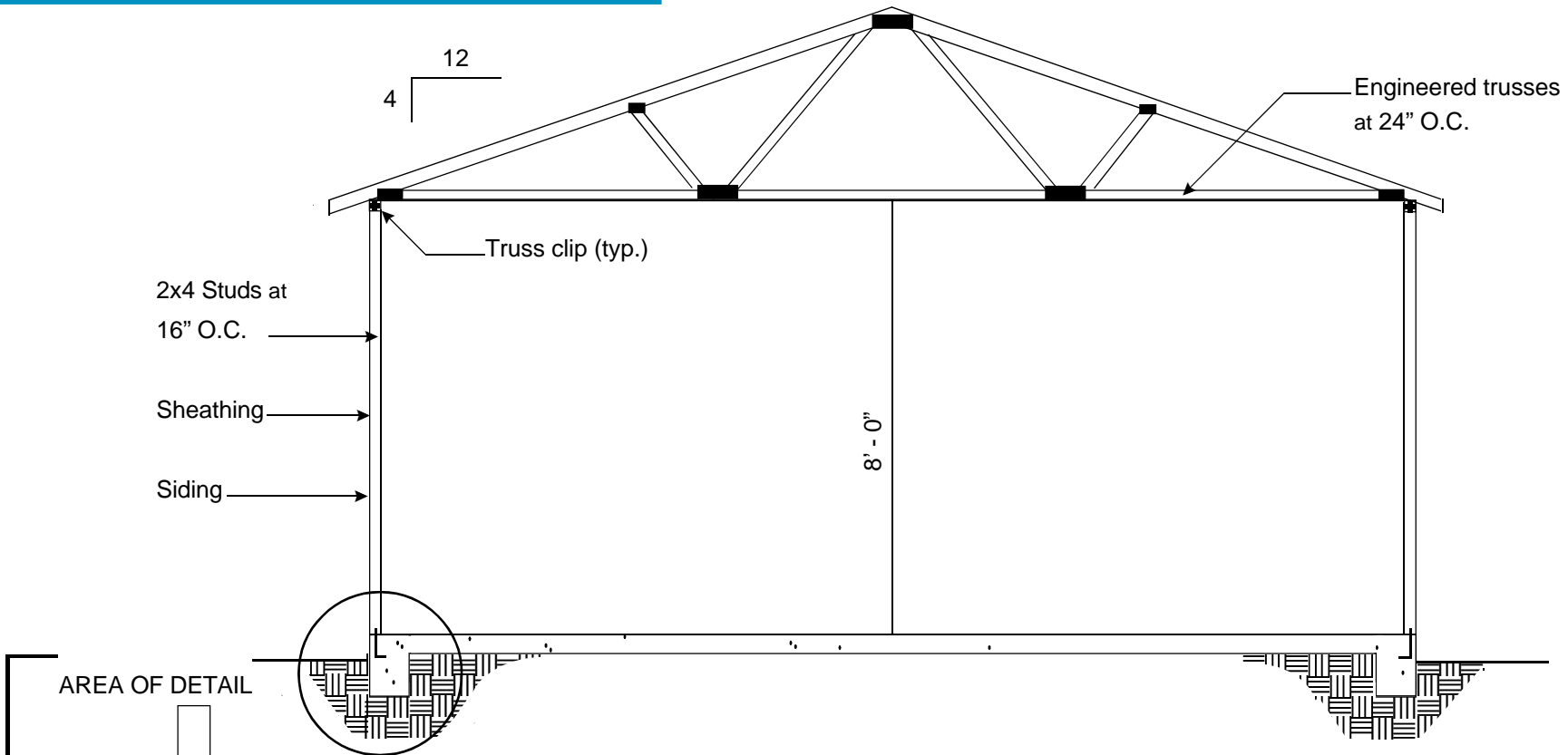
ROOF FRAMING PLAN

Provide a complete structural plan that includes all of the required information listed below. **Note:** Truss manufacturer plans will **not** be accepted in lieu of a framing plan.

- Location of all windows and doors with height and width dimensions, (such as 2868 = 2'8" wide x 6'8" high).
- Framing material:
 - Rafters
 - Trusses
 - Other engineered products (I joists)
- Spacing.
- Over-framing shaded and identified.
- Post, beam and header locations, size and material.
- Bearing walls, trim and king studs with stud size indicated.
- Hangers and tie downs, noted either at location on the plans or as a schedule on the plans.
- Engineered trusses.
If used, provide the following information:
 - Detail of each truss element produced by the manufacturer,
 - Label all trusses on the roof framing plan with alphanumeric corresponding to truss details,
 - Label all girder trusses with the number of plies and indicate the size and species of the bearing chord or web.
- Heat loss calculations.
If detached garage is to be heated, use the form entitled Commercial Heat Loss Calculation Table; this form applies to heating residential detached garages.
- Insulation.
Use the Commercial Energy Certificate form; this form applies to residential detached garages.

DETACHED GARAGE

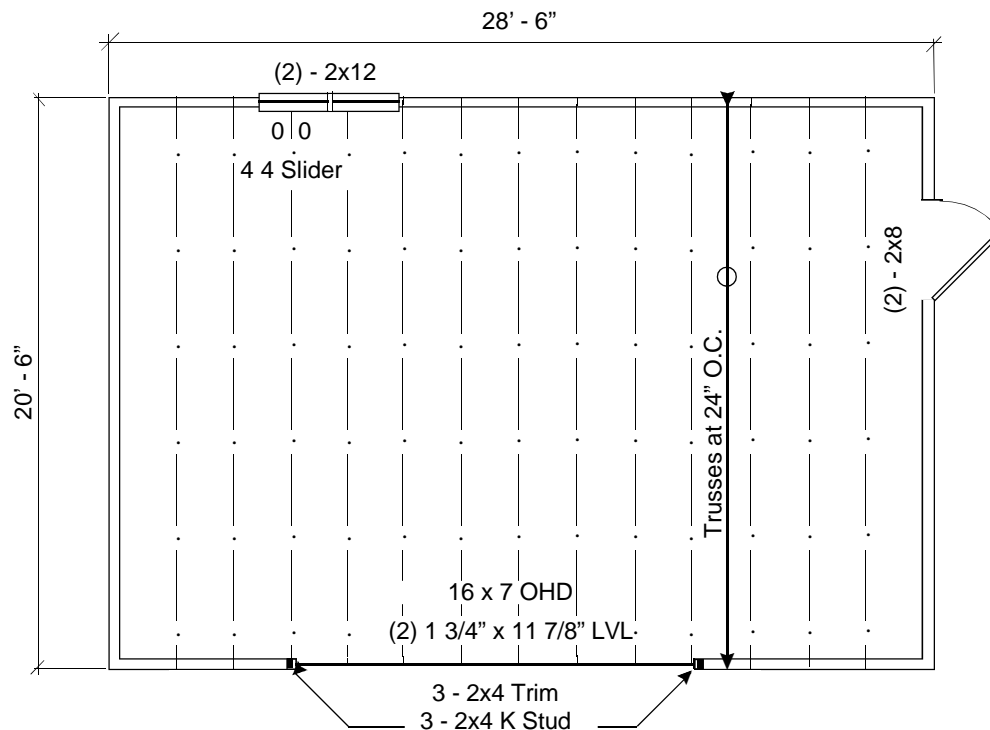
CROSS SECTION



MONOLITHIC FOUNDATION DETAIL

SAMPLE ILLUSTRATION ONLY
NOT FOR DESIGN USE

DETACHED GARAGE



FRAMING AND FLOOR DETAIL

SAMPLE ILLUSTRATION ONLY
NOT FOR DESIGN USE

PLAN REVIEW REQUIREMENTS

- Site plan, fully dimensioned and showing all existing and proposed structures;
- Floor plan, dimensioned and to scale, showing door and window sizes & types;
- Complete set of elevation drawings;
- Cross-section of garage;
- Roof framing plan clearly showing all header sizes and locations, trimmers, and king studs as applicable; and
- Engineered truss detail.

MONOLITHIC FOUNDATION REQUIREMENTS

- The garage is less than 750 square feet;
- One story without loft;
- Foundation is not retaining soil;
- Monolithic slab of single pour with turned down edges
- Wood framed