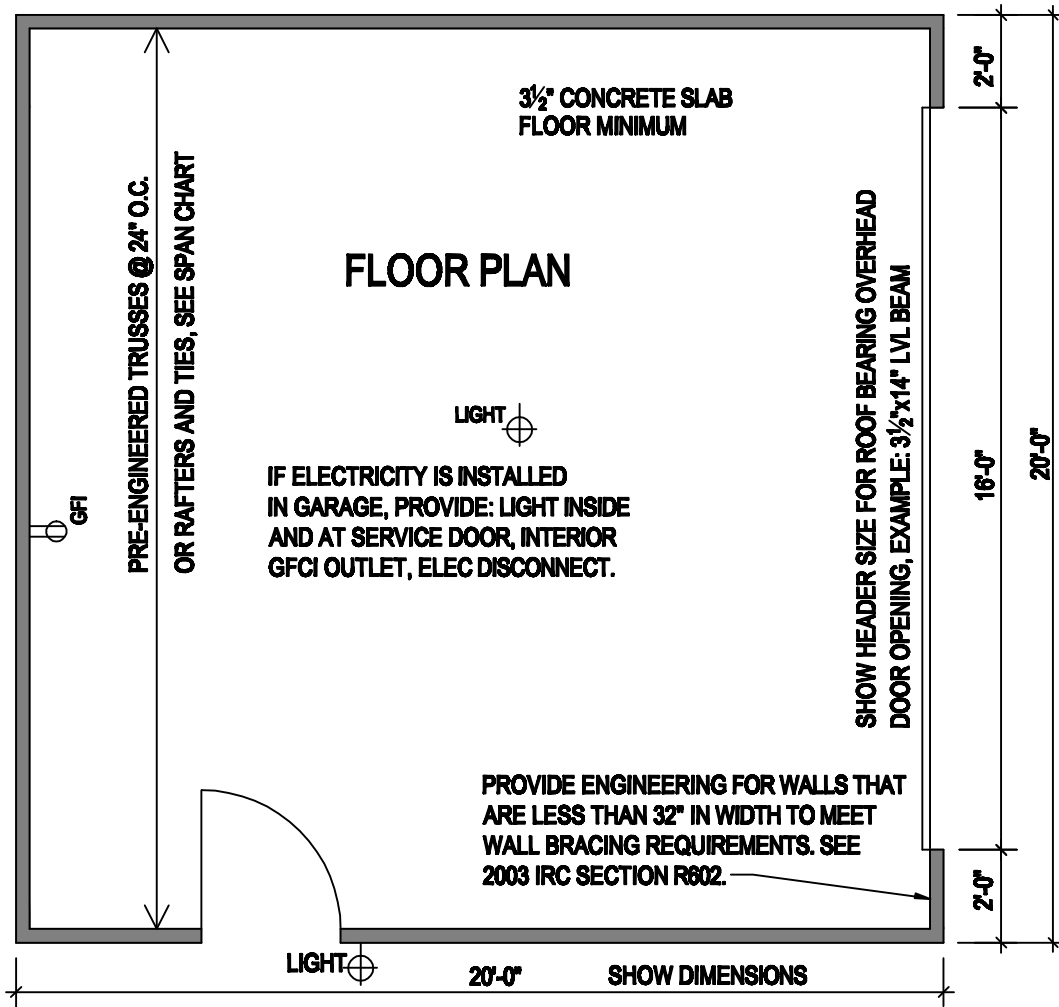


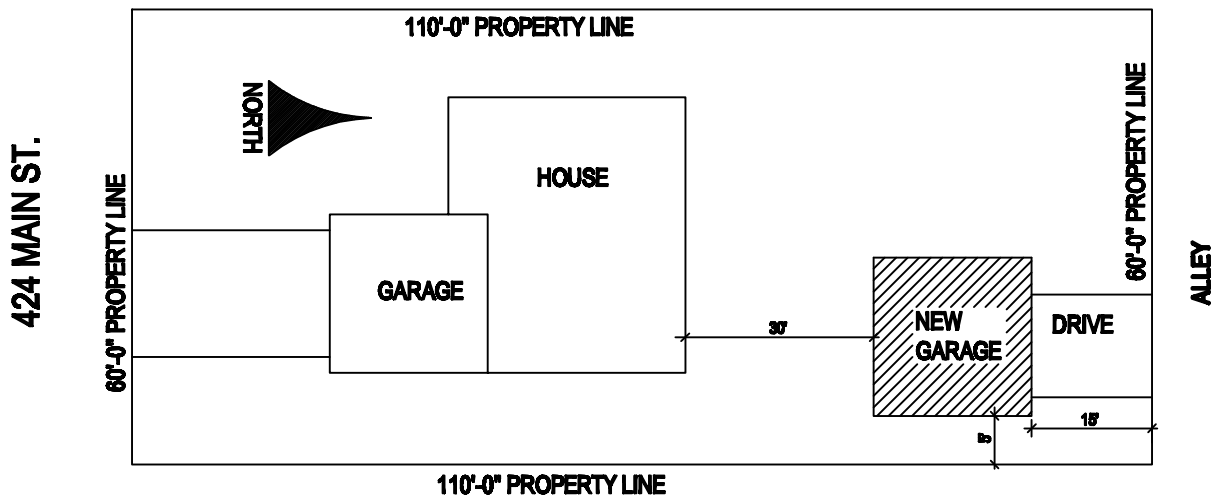
RESIDENTIAL DETACHED GARAGE HANDOUT

REVISED 12/1/08

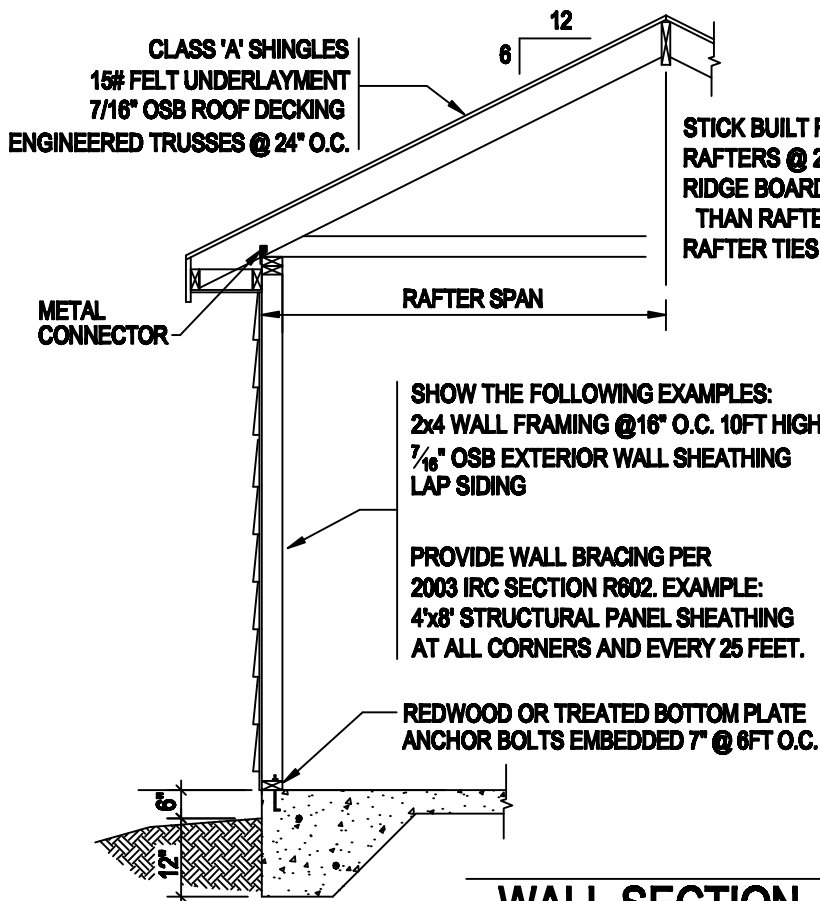


IF HEAT IS INSTALLED IN GARAGE, THE FOLLOWING INSULATION MUST BE INSTALLED:
WALLS= R-13
ROOF/ATTIC= R-38
FOUNDATION SLAB EDGE= R-5
ALL DOORS= R-3

FLOOR PLAN
SCALE 1/4" = 1'-0"



SAMPLE SITE PLAN **SCALE 1"=20'**



STICK BUILT ROOF:
RAFTERS @ 24" O.C. SEE SPAN CHART
RIDGE BOARD ONE SIZE LARGER THAN RAFTER
RAFTER TIES @ 48" O.C.

SHOW THE FOLLOWING EXAMPLES:
2x4 WALL FRAMING @16" O.C. 10FT HIGH MAX.
7/16" OSB EXTERIOR WALL SHEATHING
LAP SIDING

PROVIDE WALL BRACING PER 2003 IRC SECTION R602. EXAMPLE:
4'x8' STRUCTURAL PANEL SHEATHING AT ALL CORNERS AND EVERY 25 FEET.

REDWOOD OR TREATED BOTTOM PLATE
ANCHOR BOLTS EMBEDDED 7" @ 6FT O.C.

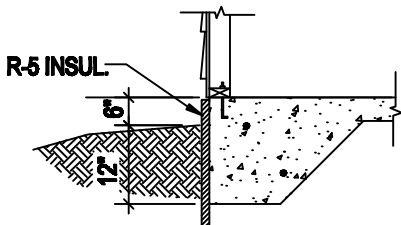
RAFTER SPAN CHARTS, table R802.5.1(5), hem fir #2, 30psf live, 10psf dead

	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.
2x4	8'-0"	7'-3"	6'-10"	6'-4"
2x6	12'-7"	11'-5"	10'-9"	9'-7"
2x8	16'-7"	14'-11"	13'-7"	12'-2"
2x10	21'-0"	18'-2"	16'-7"	14'-10"
2x12	24'-4"	21'-1"	19'-3"	17'-3"

WALL SECTION

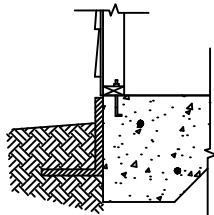
METHOD 1:
SHALLOW MONOLITHIC FOUNDATION CAN BE USED FOR UNHEATED GARAGES OF 600 SQ.FT. MAX AND EAVE HEIGHT 10' MAX. SEE BELOW.

FOUNDATIONS

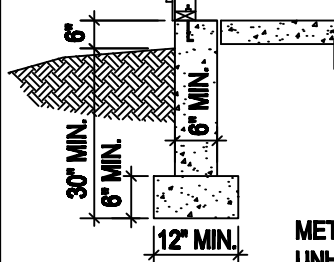


METHOD 2:
SHALLOW MONOLITHIC FOUNDATION LARGER THAN 600 SQ.FT. MUST BE HEATED AND INSULATED TO R-5, 24" BELOW GRADE.

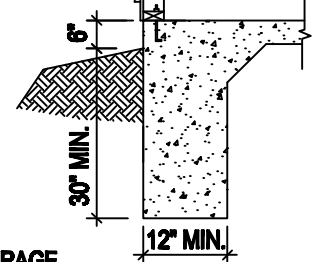
INSULATION 12" DOWN & 12" HORIZ.



FROST DEPTH FOUNDATION. IRC CHAPTER 4. TO BE USED FOR GARAGES FOUNDATIONS THAT EXCEED METHOD 1.



METHOD 3 UNHEATED GARAGE



Submittal Requirements for detached garages:

1. Two sets of plans of the proposed garage. See the front page as an example of the plans you will need to submit. The plans *do not* have to be professionally drawn, nor computer generated, but must be neat, clean and legible.
2. Two sets of site plans, drawn to scale, on paper no bigger than 8 1/2" x 14", see front page & example above.
3. Completed 3-part application form, available with other Building Services handouts at 281 N. College Ave or on the website www.fcgov.com *The legal information requested on the application must be completed in full.*
4. Completed Homeowner's Affidavit, if applicable (for homeowners doing the construction). The form is available at Building Services, 281 N. College Ave.

Required inspections:

Open hole/pre foundation, foundation, rough framing, rough elec, final inspection.