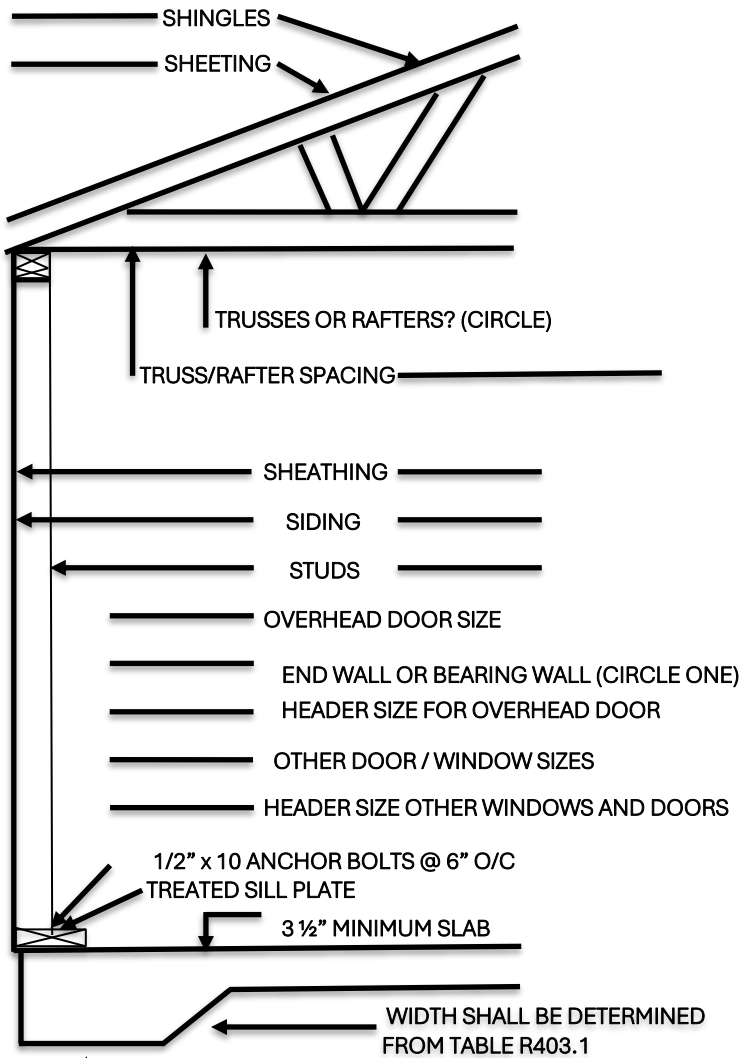


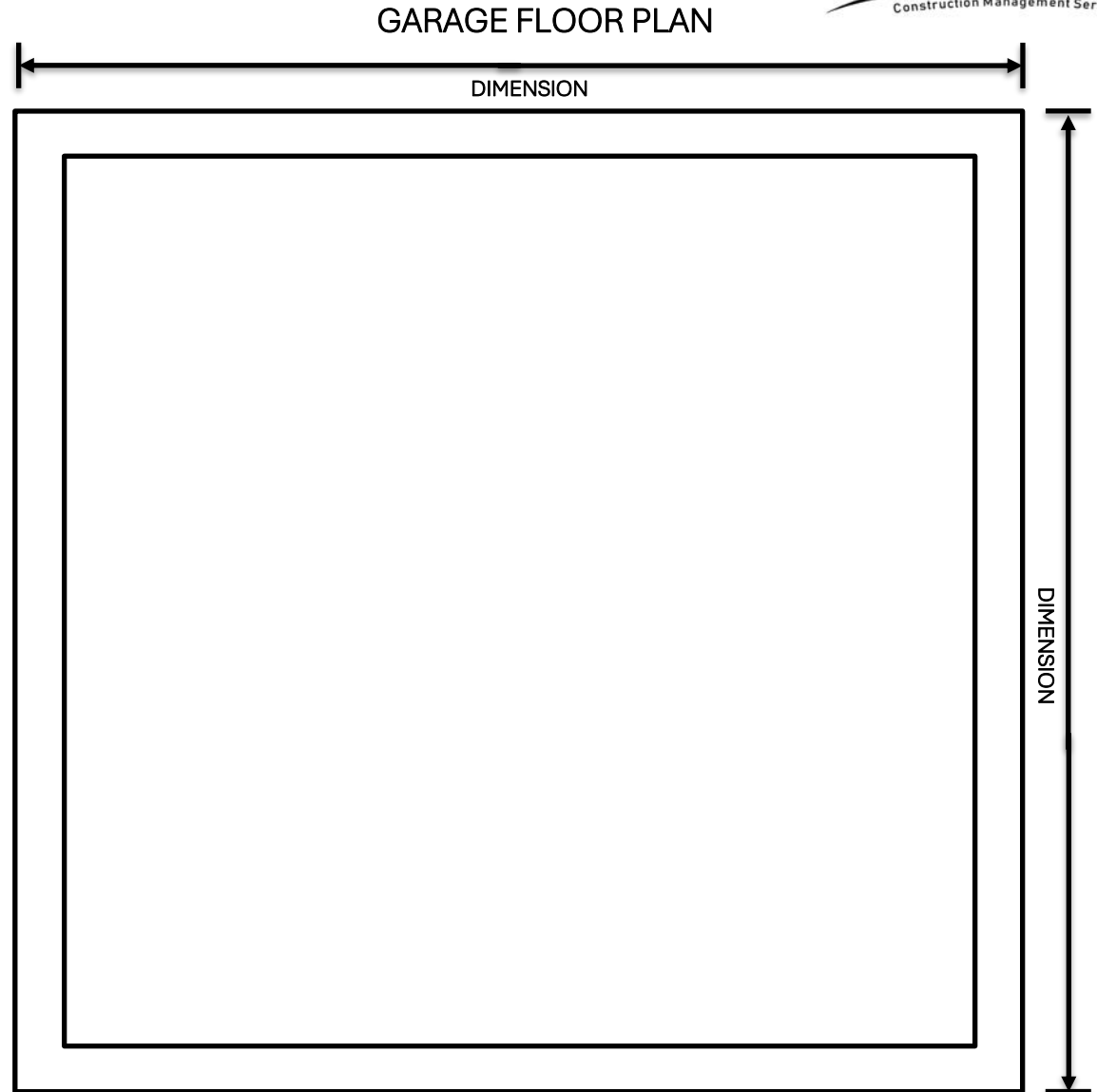
Detached Garage Detail



12 INCHES MINIMUM

TABLE R403.1

	LOAD BEARING VALUE OF SOIL (PFS)				
	1500	2000	2500	3000	4000
1-STORY	12"	12"	12"	12"	12"
2-STORY	15"	12"	12"	12"	12"

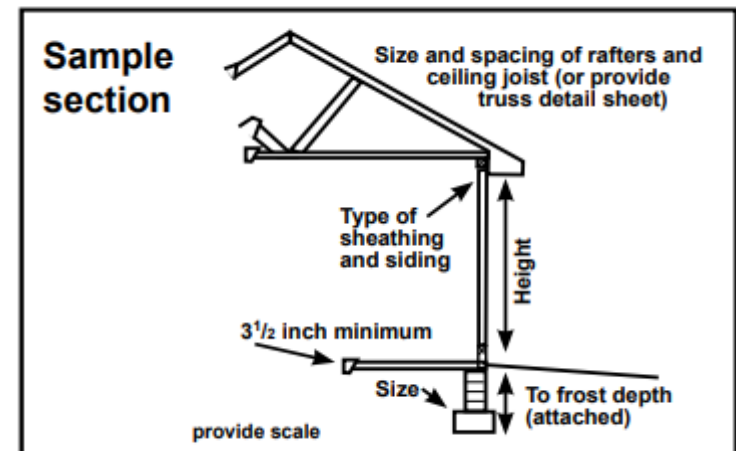
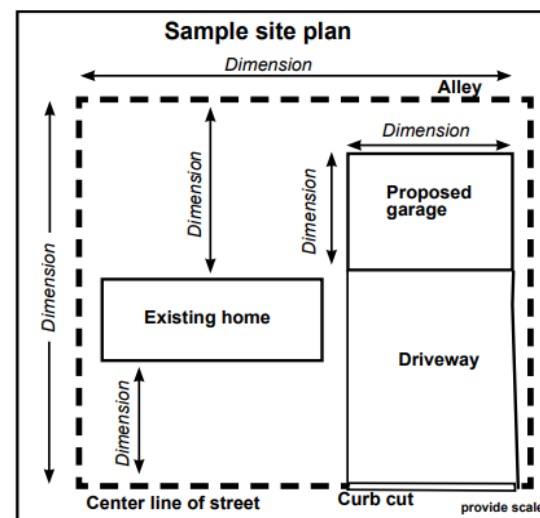
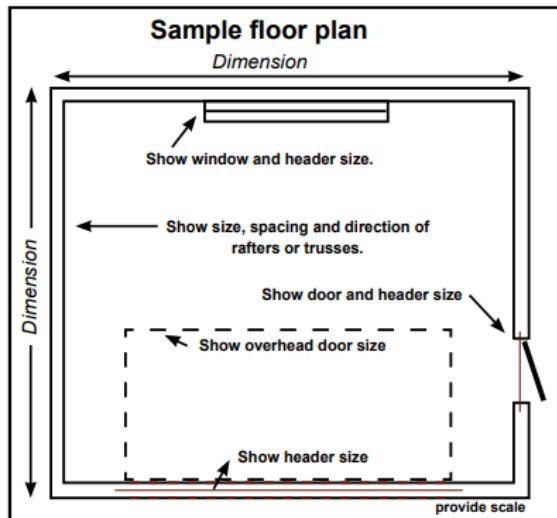
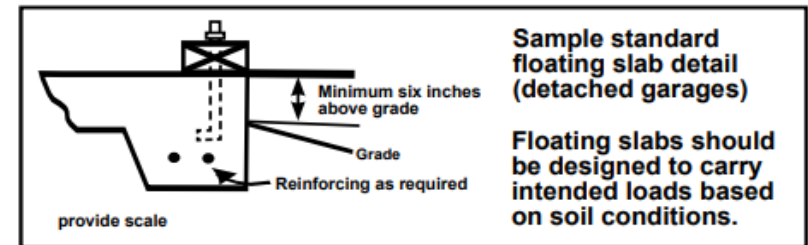


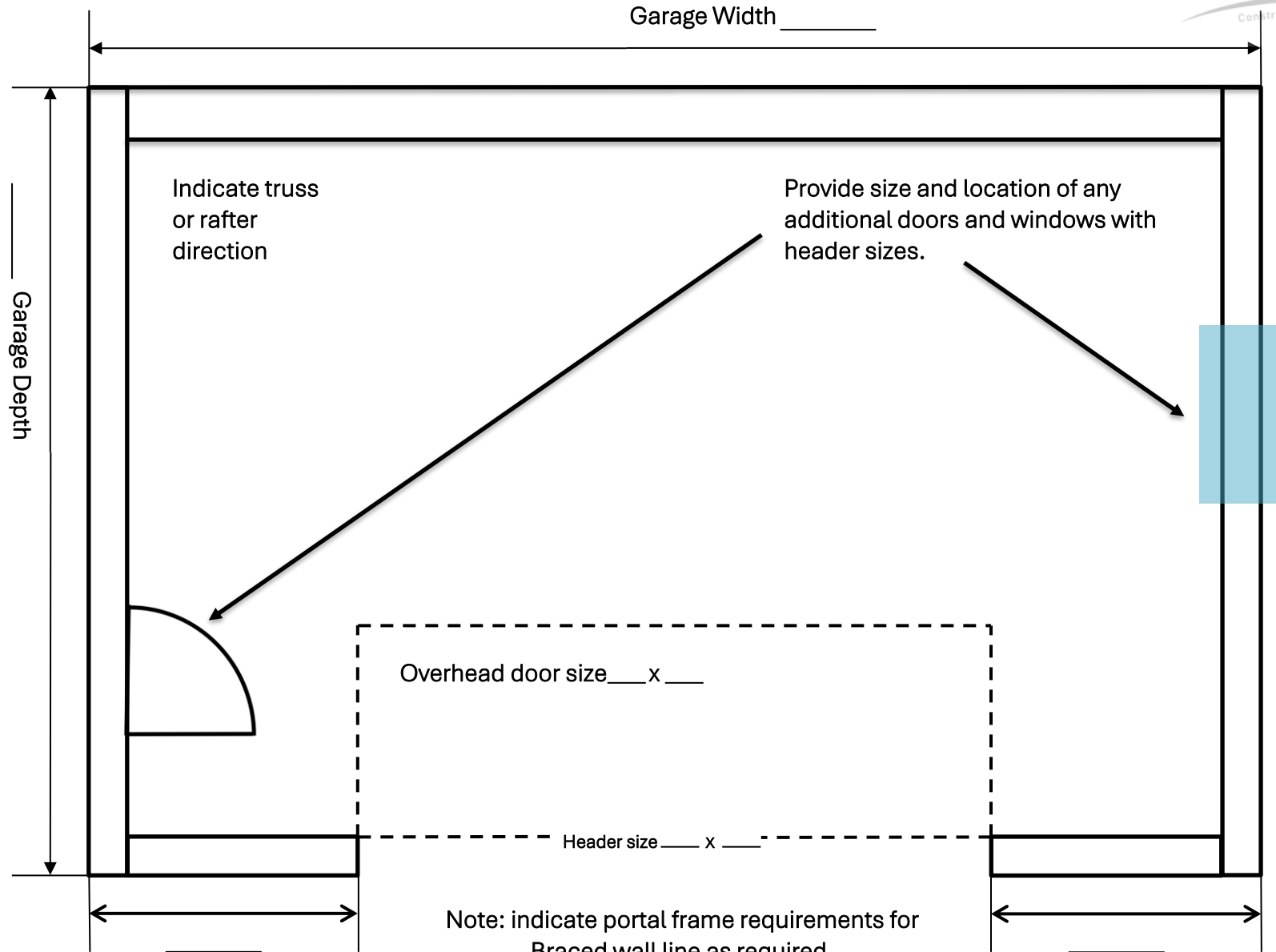
DRAW IN ALL WINDOW AND DOOR LOCATIONS
WITH SIZES AND HEADER SIZES
SHOW DIRECTION OF RAFTERS OR TRUSSES

GENERAL BUILDING CODE REQUIREMENTS

- A. Footings: Footings must extend to frost depth for all attached garages. A "floating slab" may be used for the foundation support of detached garages on all soils except peat and muck. The slab perimeter must be sized and/or reinforced to carry all design loads. Slabs must be at least 3 1/2 inches thick and reinforcing is recommended. The minimum concrete strength is 3,500-pounds-per-square-inch.
- B. Anchor bolts or straps: Foundation sill (sole) plates must be anchored to the foundation steel bolts at least 1/2 inches in diameter or approved straps. The bolts must be embedded at least seven inches into the concrete and spaced no more than six feet apart. At least two bolts for each piece of sill plate is required, and one bolt must be within 12 inches of each end of each sill plate. Anchor straps must be installed according to manufacturer's specifications.
- C. Sill (sole) plate: All foundation sill plates must be approved treated wood, redwood heartwood, black locust or cedar.
- D. Wall framing: Studs must be placed with their wide dimension perpendicular to the wall and at least three studs must be installed at each corner of an exterior wall. Minimum stud size is two inches by four inches and spaced not more than 24 inches on center.
- E. Top plate: Bearing and exterior wall studs must be capped with double-top plates installed to provide overlapping at corners and at intersections with other partitions. End joints in double-top plates must be offset at least 24 inches.
- F. Sheathing, roofing and siding: Approved wall sheathing, siding, roof sheathing and roof covering must be installed according to the manufacturer's specifications. A water resistive barrier over the wall sheathing is required prior to application of the siding product.
- G. Wood and earth separation: Treated wood must be used in construction located 6 inches to or closer to the ground.

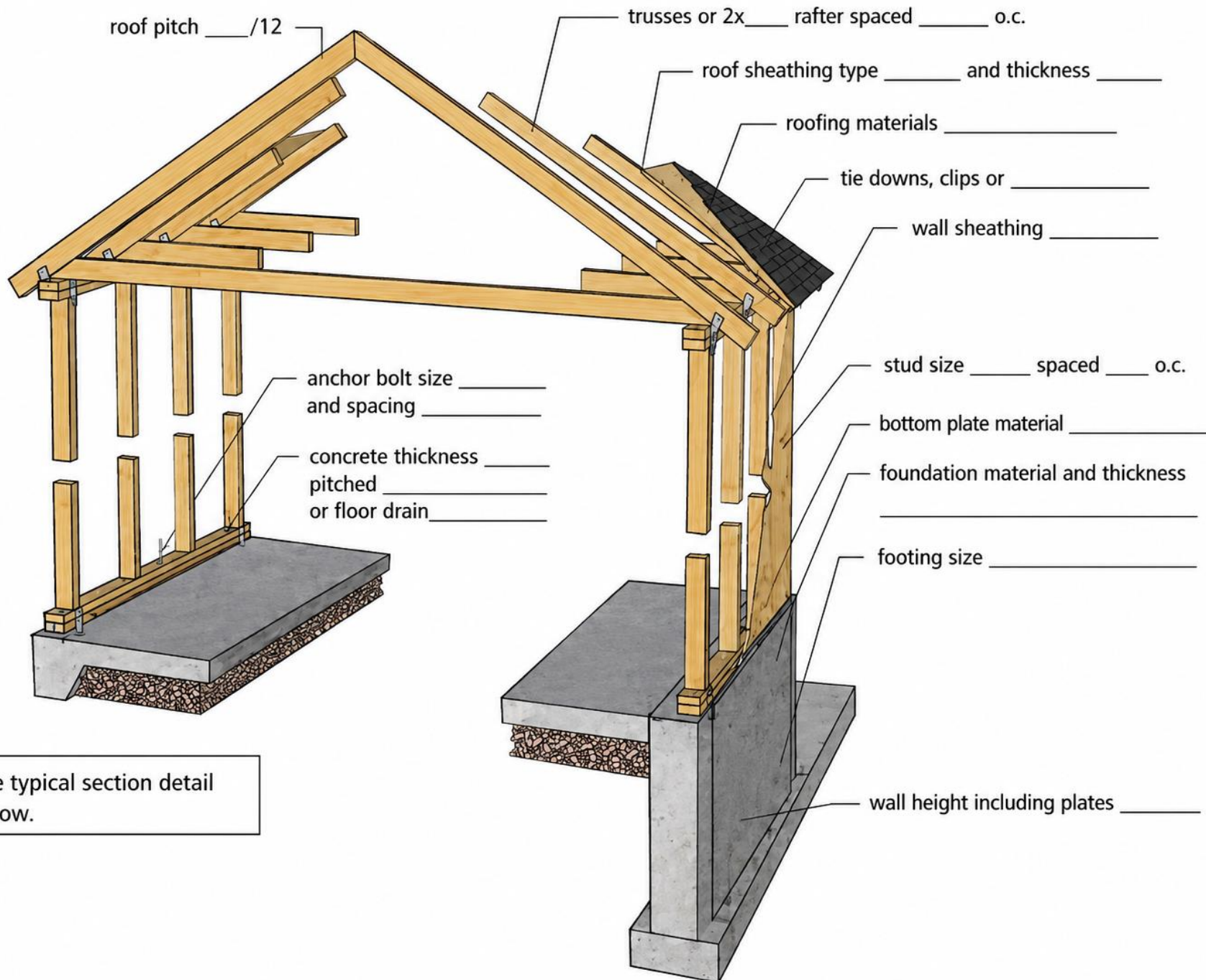
- H. Roof framing: Size and spacing of conventional lumber used for roof framing depends upon the roof pitch, span, the type of material used, and the loading characteristics imposed. Garages must be designed for the appropriate snow load in your area. Contact your local building inspector. Rafters must be framed directly opposite each other at the ridge. Hand-framed roofs must have a ridge board at least one-inch (nominal) thickness and not less in depth than the cut end of the rafter. A single valley or hip rafter must be located at all valleys and hips. The single valley or hip rafters must be at least two inches (nominal) thickness and at least the depth of the cut of the rafter. Valleys must be designed as a beam. Rafters must be nailed to the adjacent ceiling joist to form a continuous tie between exterior walls. Manufactured trusses must be installed according to the manufacturer's instructions.
- I. Separation required: An attached garage must be separated from the residence and its attic area by not less than 1/2-inch gypsum board applied on the garage side. Garages with habitable rooms above the garage must be separated by not less than 5/8-inch type "x" gypsum board applied on the garage side. The structure supporting the separation of the floor-ceiling assembly must be protected by not less than 1/2-inch gypsum board.
- J. Concrete curb block: Concrete masonry curb blocks must be at least 6-inch-modular width (4-inch-curb blocks are not permitted by code).





RESIDENTIAL DETACHED GARAGE SECTION VIEW

- PLEASE FILL IN THE BLANKS TO THE BEST OF YOUR ABILITY. MARK SPACES AS 'NA' IF THEY DO NOT APPLY TO YOUR PROJECT.



See typical section detail below.