

MINIMUM SPECIFICATIONS FOR DETACHED GARAGE SINGLE STORY - 600 SQUARE FEET OR LESS

(No living Space Allowed)

- 1) Compliance required for zoning (setbacks, lot coverage, height, garage/house ratio, etc.
- 2) All construction to comply with current codes.
- 3) Organic materials shall be removed from the building site.
- 4) Concrete shall be placed on undisturbed ground.
- 5) Compressive strength of concrete shall be 3,000 psi at 28 days.
- 6) Concrete shall be air entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent nor more than 7 percent.
- 7) 16" x 12" dp. thickened edge w/ slab foundation.
- 8) 1/2" ϕ x 10" A. B. @ 8. O. C., embedded 7" minimum in concrete.
- 9) 2 - #4 rebar continuous in perimeter of foundation.
- 10) Manufactured trusses (homemade trusses are not acceptable) designed for 30 lb. snow load.
- 11) Maximum span of trusses 32'. Maximum height 15'.
- 12) Conventional 2X framing.
- 13) Electricity must be provided in the garage (interior light, exterior light over exit door, GFI outlets).
- 14) Provide for drainage around garage.
- 15) Concrete or paved driveway.
- 16) Building permit required.
- 17) Inspections required.
- 18) Home occupations are not permitted in a detached garage.