



# CITY OF SPEARFISH

Building Inspection Division

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## MINIMUM SPECIFICATIONS FOR DETACHED GARAGE SINGLE STORY – 1,000 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) 18" X 16" Thickened edge with slab foundation
- 8) 1/2"  $\phi$  x 10" A. B. @ 6. 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 12'.
- 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 to public street.
- 16) Building permit required.
- 17) Inspections required.