



# Residential Garage Requirements

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1. Submit two (2) copies of the proposed plans with your completed building permit application. The plan should include a site plan, floor plan, and elevation plan.
2. Attached garage footings must be 42 inches below grade, continuous and doweled to existing footings. A floating slab with a turned down edge may be used for detached garages. (See reverse for an example)
3. The minimum slab thickness must be 3-½ inches; concrete shall have at least a 3500# compressive strength and air entrainment of 5 to 7 percent.
4. Bottom plates on concrete must be of approved treated wood.
5. Anchor bolts shall be ½ inch in diameter, embedded 7 inches into poured concrete or grouted into concrete block, spaced 6 feet on center, minimum 2 per plate and within 12 inches of end of plates/splices.
6. Wall framing: Minimum stud size is 2 x 4, spaced not more than 24 inches on center. Stud spacing is dependent on the type of wall sheathing and siding material being used. Not less than three studs shall be installed at each corner of an exterior wall.
7. Walls less than 4 feet in width adjacent to overhead garage doors shall meet requirements of narrow wall bracing. (see APA Narrow Wall Handout)
8. Top Plates: Bearing and exterior walls shall 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.
9. Roof trusses, when used, shall be engineered and pre-manufactured. Truss specs must remain on-site. Trusses must be connected to the top plate having a resistance of not < the uplift value on the specs.
10. Roof sheathing: 7/16-inch plywood or OSB must be installed with 1/8 inch space on all sides between sheets. H-clips are recommended.
11. Provide roof ice protection to 24 inches inside the exterior wall line and a weather barrier for attached garages.
12. Heated or enclosed garages shall be properly vented at the soffit and roof/ridge.
13. An attached garage must be separated from the house by not less than ½ inch drywall applied on the garage side. Where the ceiling is the separation, walls supporting the ceiling must also be protected by not less than ½ inch drywall.
14. A non-corrosive flashing is required over all exterior exposed openings. Pan flashing is required for all windows. Provide window installation instructions for inspections.
15. Landings shall be installed at all exterior service door openings
16. Detached garages areas within 3 feet of the house shall have those interior areas drywalled and fire taped.

See Section 1340.04 of the Zoning Code for more information on garages.

For more information, please contact the Building Official at (651) 458-2804.