

BUILDING/ZONING PERMIT REQUIREMENTS

GARAGE AND STORAGE BUILDINGS OF 200 SQ. FT. OR MORE

REVIEW REQUIREMENTS:

- Submit a completed Permit Application form, Support Statement & Electrical Support Statement.
- Provide site plans showing distance from garage to each property line. (i.e. required yard setbacks)
- Provide specification for the engineered roof trusses.
- Provide a cross section showing the framing and foundation of the garage.

CODE REQUIREMENTS:

Heating appliances located in a garage are required to be protected from impact by automobiles. Appliances that generate a glow, spark, or flame capable of igniting flammable vapors and located in a garage are required to be installed with the burners, burner ignition devices or heating elements and switches at least 18-inches above the floor level. (IRC M1307.3)

Solid fuel burning heaters are prohibited to be installed in garages/sheds.

Foundation Anchorage (2009 International Residential, Section R403.1.6)

1. min. $\frac{1}{2}$ inch diameter bolts
2. min. embedment of 7" into concrete
3. min. 6' o.c.
4. If other than bolts, provide manufacturers installation specifications prior to installation, building department approval required to determine equivalent

Garage Floors (2009 International Residential, Section 506 and table 402.2)

1. Porches, carport slabs, steps and garage floor slabs exposed to the weather
 - concrete min. 3500 psi
 - air entrained between 5-7 % (% by volume of concrete)
2. Remove all vegetation top soil and foreign material
3. Fill material free of vegetation and foreign material
4. Compact fill to assure uniform support of slab
5. Fill depth should not exceed 24 inches of clean sand or gravel

THE INFORMATION BELOW IS FOR ATTACHED GARAGES ONLY:

1. No openings into sleeping rooms
2. Doors, 1 $\frac{3}{8}$ " solid wood or equivalent
3. Install Sheetrock on garage side
4. Non-combustible floor surface
5. Slope floor toward doorway
6. Foundation is required to be protected from frost, to a minimum depth of 4 feet below grade.