

Single Family Residential One Story Detached Garage

How to Use this Guide

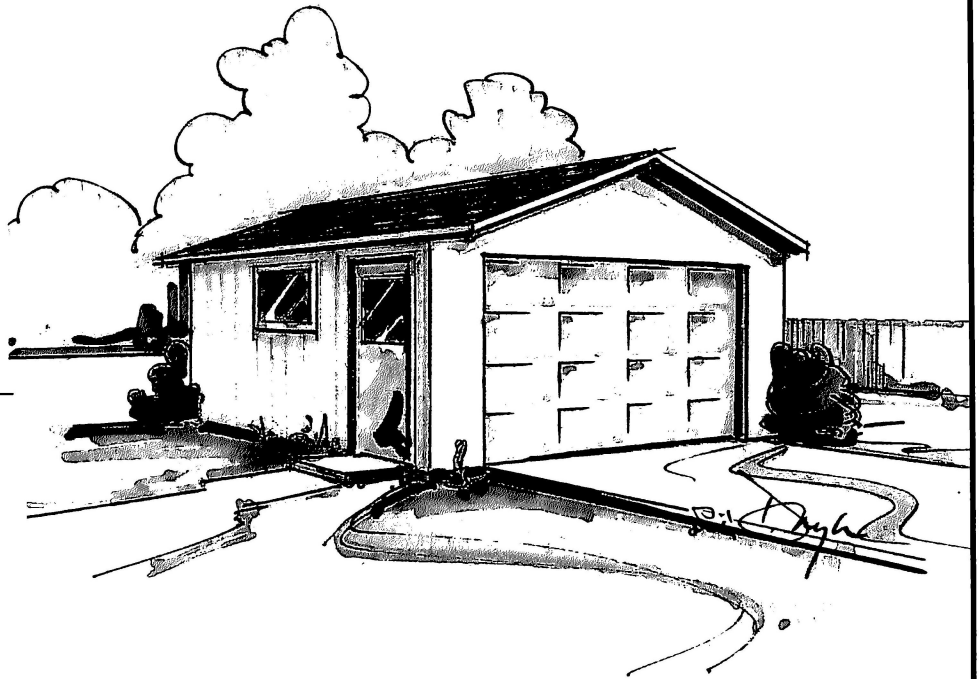
Provide two sets of plans, drawn to scale and complete the following (*hint: use graph paper with 1/4" squares. Example: 1/4" = 1'*):

1 Complete this Building Guide by filling in the blanks on page two and three, and indicating which construction details will be used.

2 Provide 1 Plot Plan (site plan) showing dimensions of your project and its relationship to existing buildings or structures on the property and the distance to existing property lines, drawn to scale.

3 Fill out a building permit application.

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.



This handout was developed as a basic plan submittal under the 2012 International Residential Code. It is not intended to cover all circumstances.

Single Family Residential One Story Detached Garage

Directions

1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.

Address: _____

2. Indicate in the check boxes on page 3 which details from page 4 will be used.

Note: Heated garages will require insulation, such as ceilings, walls, and foundation.

Floor Plan

Dimension _____

Locate and detail bracing

Indicate rafter or truss direction

Check one

Garage is heated

Garage is not heated

Show door and window header sizes and location and size of landing in front of door

3 1/2" minimum concrete slab

Floor slope

() x header
(example: (2) 2 x 10)

Note:
If roof trusses or rafters bear on header, special header design may be required

Double 2x4 or 2x6 trimmers each end of overhead door header

Garage door opening

Garage door opening width _____

Dimension* _____

Dimension* _____

* If less than 4' see Braced Wall Panel Detail on page 4 to comply with section R602.10.3.3 (IRC)

Free standing light framed constructed garages 600 sq ft or less with an eave height of 10' do not require frost protected footings.

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Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

Truss or 2x _____ rafters spaced _____" O.C.
(example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24" O.C.)

Minimum 1x _____ ridge board
(example: 1 x 12)

Sheathing _____
(example: 1/2" exterior plywood)

Roof covering _____
(example: Class A 3 tab shingles)

Underlayment _____
(example: 1 layer 15# felt)

12 pitch _____

Ceiling Insulation _____
(If heated - example: R-38)

2x _____ ceiling joists @ _____ O.C.
(example: 2 x 8 @ 24" O.C.)

Double 2x _____ top plate
(example: 2 x 6)

Span _____
(example: 23' 5")

Ceiling height _____
(example: 8')

Siding _____
(example: lap or T-111)

Wall sheathing _____
(example: 1/2" exterior plywood)

2x _____ studs @ _____ O.C.
(example: 2 x 6 @ 24" O.C.)

Cont. 2x _____ sill plate
(example: 2 x 6)

Wall Insulation _____
(If heated - example: R-20 Fiberglass Batts)

Foundation Insulation _____
(If heated - example: R-10)

Footing size _____ x _____
(example: 8" x 16")

Provide roof tie downs
Solid 2x blocking between
rafters that are 2x12 or greater

Diagonal wind bracing or braced wall panels
@ corners and each 25' of wall.

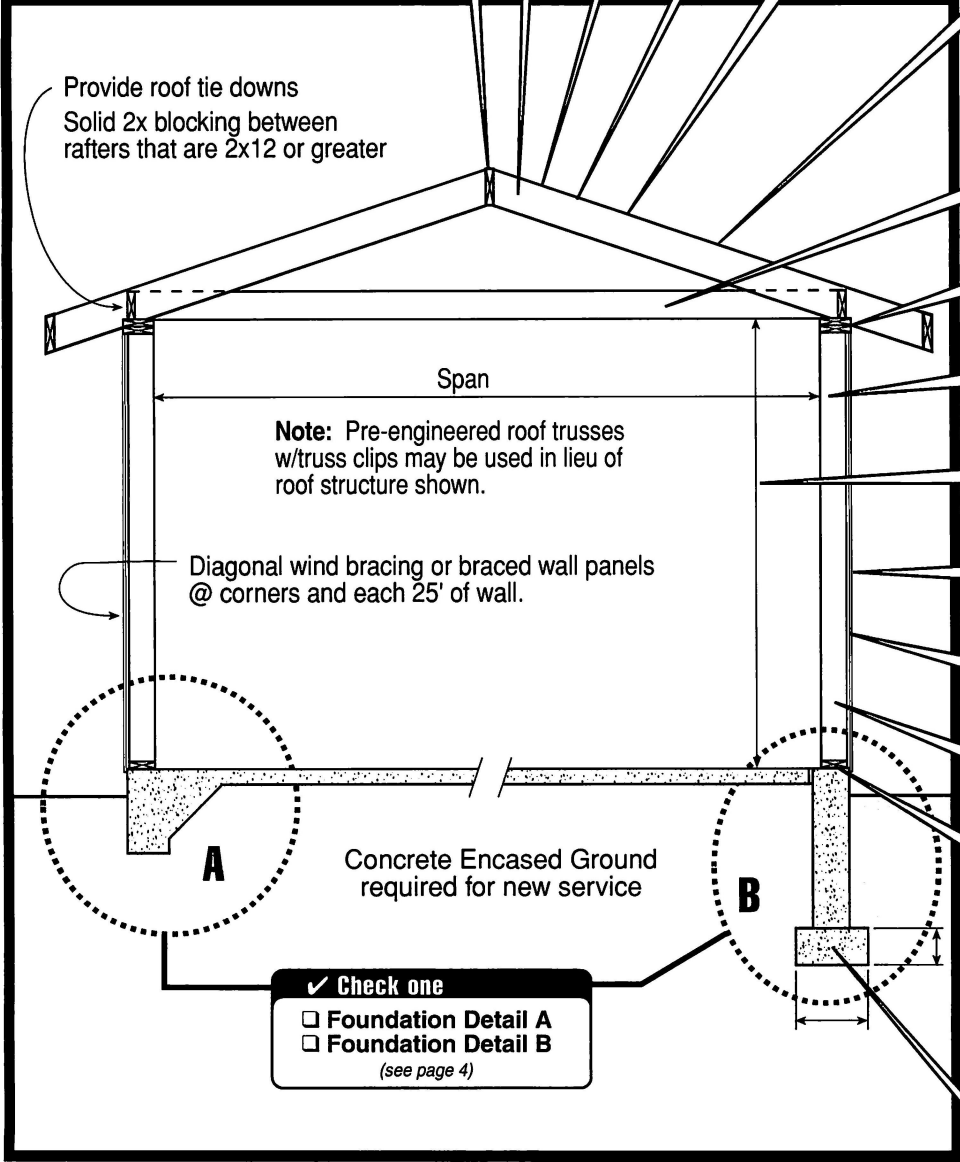
Concrete Encased Ground
required for new service

Check one

Foundation Detail A

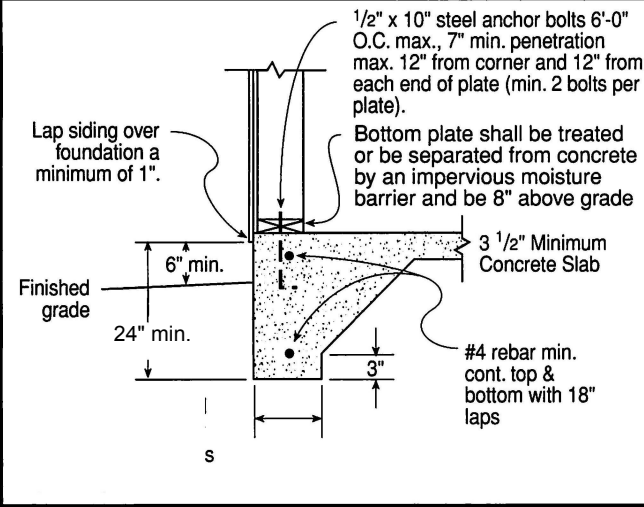
Foundation Detail B
(see page 4)

Building Section

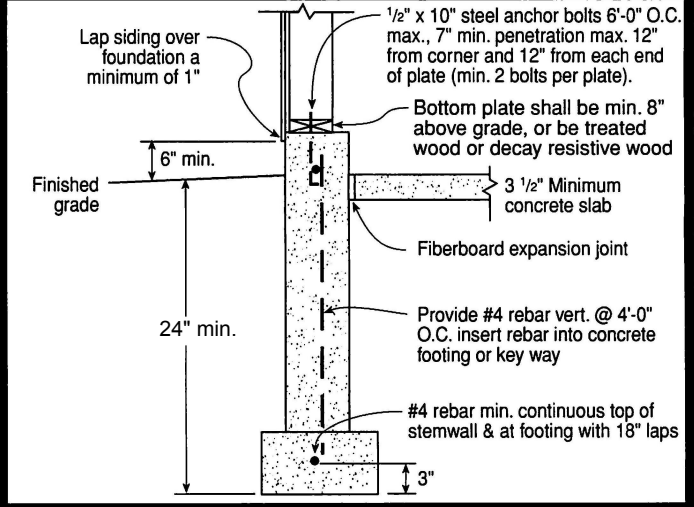


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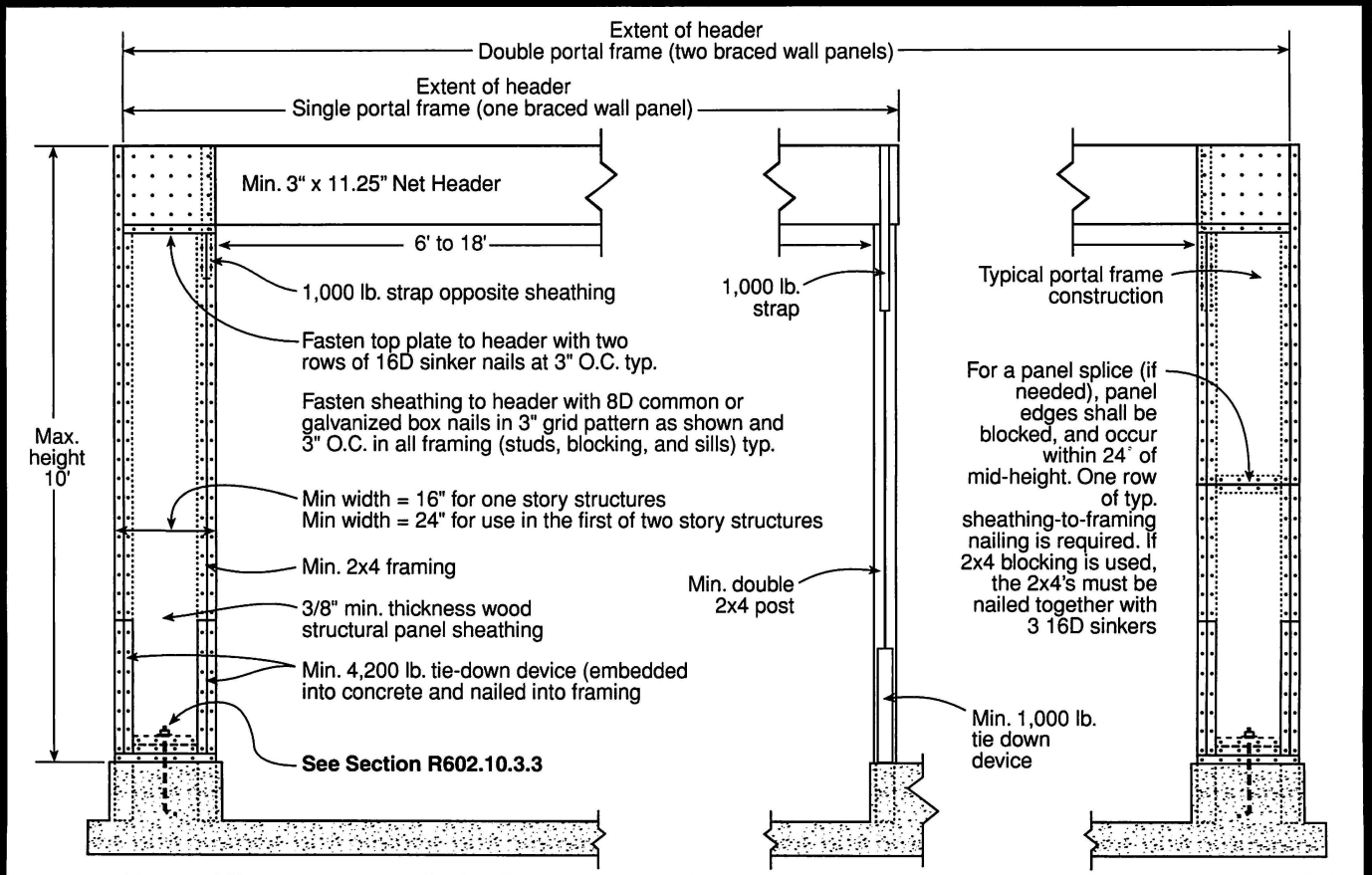
Foundation Detail A



Foundation Detail B



Braced Wall Panel Detail figure 602.10.3.3



**HUMBOLDT COUNTY BUILDING & SAFETY DEPARTMENT
CITY OF WINNEMUCCA
HEADER SCHEDULE**

LOAD BEARING EXTERIOR HEADERS-ROOF & CEILING ONLY (IRC TABLE R502.5(1))

BUILDING WIDTH						
Size	20'		28'		36'	
	Span	# of Jack Studs	Span	# of Jack Studs	Span	# of Jack Studs
2-2x4	3'6"	1	3'2"	1	2'10"	1
2-2x6	5'5"	1	4'8"	1	4'2"	1
2-2x8	6'10"	1	5'11"	2	5'4"	2
2-2x10	8'5"	2	7'3"	2	6'6"	2
2-2x12	9'9"	2	8'5"	2	7'6"	2
3-2x8	8'4"	1	7'5"	2	6'8"	2
3-2x10	10'6"	1	9'1"	2	8'2"	2
3-2x12	12'2"	2	10'7"	2	9'5"	2
4-2x8	9'2"	1	8'4"	1	7'8"	1
4-2x10	11'8"	1	10'6"	1	9'5"	2
4-2x12	14'1"	1	12'2"	2	10'11"	2

LOAD BEARING INTERIOR HEADERS-ROOF & CEILING ONLY (IRC TABLE R502.2(2))

BUILDING WIDTH						
Size	20'		28'		36'	
	Span	# of Jack Studs	Span	# of Jack Studs	Span	# of Jack Studs
2-2x4	3'1"	1	2'8"	1	2'5"	1
2-2x6	4'6"	1	3'11"	1	3'6"	1
2-2x8	5'9"	1	5'0"	2	4'5"	2
2-2x10	7'0"	2	6'1"	2	5'5"	2
2-2x12	8'1"	2	7'0"	2	6'3"	2
3-2x8	7'2"	1	6'3"	1	5'7"	2
3-2x10	8'9"	1	7'7"	2	6'9"	2
3-2x12	10'2"	2	8'10"	2	7'10"	2
4-2x8	9'0"	1	7'8"	1	6'9"	1
4-2x10	10'1"	1	8'9"	1	7'10"	2
4-2x12	11'9"	1	10'2"	2	9'1"	2

SPANS FOR MIN. #2 GRADE SINGLE HEADER SUPPORTING ROOF & CEILING ONLY (IRC TABLE R602.7.1)

	BUILDING WIDTH		
	20'	28'	36'
2X8	5'3"	4'6"	4'0"
2X10	6'8"	5'8"	5'1"
2X12	8'1"	6'11"	7'2"

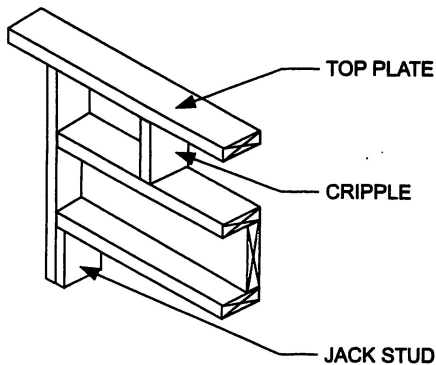


FIGURE R602.7.1(1)
SINGLE MEMBER HEADER IN EXTERIOR BEARING WALL

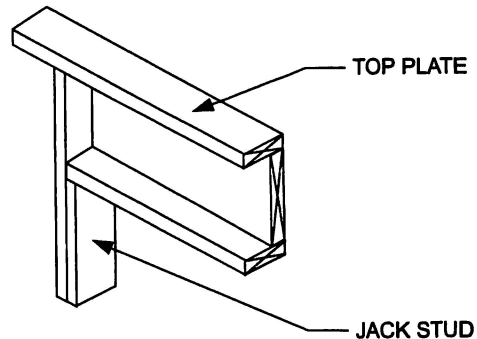


FIGURE R602.7.1(2)
ALTERNATIVE SINGLE MEMBER HEADER WITHOUT CRIPPLE