

RESIDENTIAL DETACHED PRIVATE GARAGE

When to Call for Inspections

1. Footing/ Slab Foundation – Formed up and prior to concrete placement
2. Framing if a Fire Wall or Narrow Wall Bracing is required* - Call before exterior drywall or exterior sheathing is covered. See back page for firewall details
3. Framing/ Final – After all work is completed, but before you occupy the building.
4. Other Inspections – Separate electrical, plumbing, and mechanical inspections are required if those systems are included in your project. Electrical inspections are performed by the State Electrical Inspector unless no new circuits are being added to the breaker box.

You must notify your inspector when the job is ready for inspection.

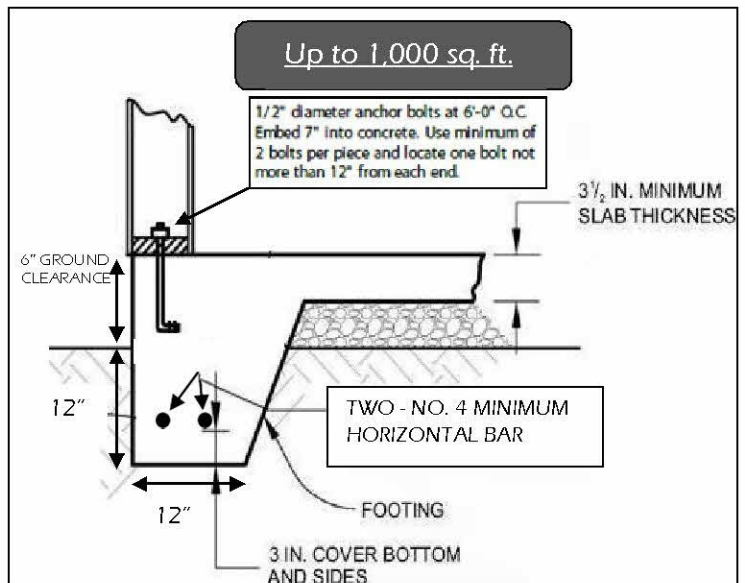
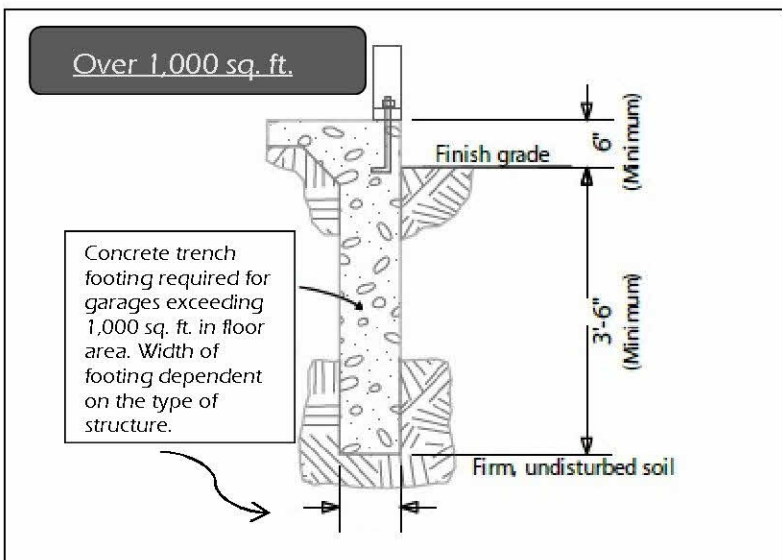
The location of the garage on the lot will have to meet setback requirements. If the garage will be closer than 5 feet from a lot line a firewall will be required (See detail on the back of this handout)

Setback: 3' from property line for 8' tall wall height; for every additional 1 foot of height, structure must be an additional 1 foot from property line up to a max of 10'.

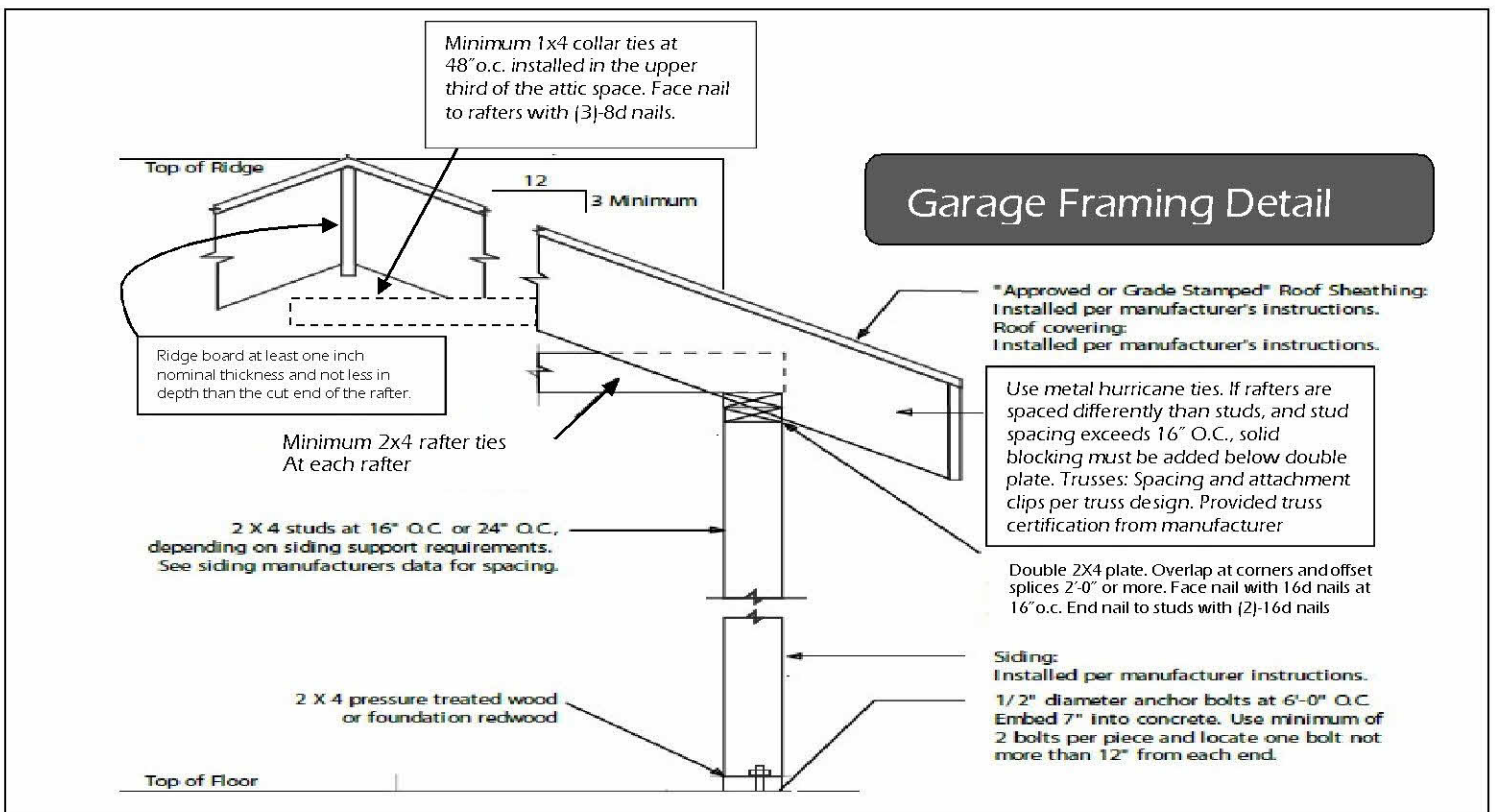
Height: No taller than principle building (house) or 25'; whichever is less.

FOOTING/ SLAB DETAILS

When a Shed/Garage is to be used For vehicle storage of any kind (Cars, Trucks, Vans, etc.), concrete Flooring is required regardless of its size.



All Sheds/Garages over 1,000 sq. ft Must have footings extending a minimum Of 42" below grade.



Garage Door Header Table			
	9'-0" Opening	16'-0" Opening	Header Location
Garage Width	Microlam - LVL	Microlam- LVL	Bearing Wall of Roof
22'-0" - 28'-0"	(2) 1-3/4" x 11-1/4"	(2) 1-3/4" x 14"	
22'-0" - 28'-0"	Douglas-Fir	Douglas-Fir	Gable End Wall
	2- 2x12	2-2x12	

All king studs around garage door headers 10' and greater will require two king studs on each side of the header

Rafter Span Table based on the 2012 IRC					
Maximum Clear Span per Lumber Species and Grade 30 PSF snow load, no ceiling attached to rafters, 10 PSF dead load					
Rafter Spacing (inches)	2x4	2x6	2x8	2x10	2x12
	Maximum Rafter Spans				
	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)
16" o.c.	8-2	12-0	15-4	18-9	21-8
24" o.c.	6-8	9-9	12-6	15-3	17-9

Notes:

- 1) This table indicates commonly available lumber species. Others species are permitted, provided the spans conform to the applicable limitations as adopted by code.
- 2) This table assumes that ceiling joist or rafter ties are located at the bottom of the attic space, and the attic space is not used for storage



**Know what's below.
Call before you dig.**

