

DETACHED GARAGE, POLE BUILDING OR ACCESSORY STRUCTURE SUBMITTAL REQUIREMENTS

- Two sets of construction project plans
- The following: (views and details on all plans)
 1. Elevation of all sides, including indication of final grade.
 2. Floor plan with overview of each level, with all rooms and spaces labeled and all sizes indicated.
 3. Cross-section view of structure (if possible).
 4. Ceiling heights of all floors.
 5. Footing –depth, size (width & thickness), including all piers & columns.
 6. Foundations:
 - a. Composition of walls or supports.
 - b. Means of complying with unbalanced fill heights. (If applicable)
 - c. Anchor bolts in concrete or masonry to be ½ “ diameter bolts at 6’ 0” on center and within 12” from any corner. 7” embedment of bolts is required.
 - d. Sill plate to be minimum width of walls above.
 7. Designate type of backfill material to be used.
 8. Size, location and composition of all columns. Minimum 4” square wood or minimum 3” diameter steel.
 9. Concrete floor:
 - a. Thickness to be a minimum of 3 ½ “.
 - b. Strength of concrete to be 3,500-PSI minimum in garage.
 - c. Vapor barrier is required when garage is attached to a dwelling.
 10. Species and grade of all framing lumber.
 11. Size, spacing and direction of floor joists.
 12. Beam sizes and supports.
 13. Joists under bearing partitions.
 14. Framing of all openings in floors and roof.
 15. Floor sheathing (if applicable) composition, grade and thickness.
 16. Interior and exterior wall stud sizes, grade and spacing.
 17. All headers: composition, location and sizes.
 18. Interior wall covering. (If applicable)
 19. Exterior wall covering (paper if required) Example: vinyl, brick, etc.
 20. Roof framing.
 - a. Size, spacing and direction of all rafters & ceiling joists.
 - b. If Trusses, add note to plans: truss specification sheets and layout/placement diagram shall be onsite at time of rough framing inspection.
 - c. Pitch of all roofs.
 21. Roof sheathing: composition, grade, thickness, blocking or “H” clips.
 22. Roof covering, including felt paper if required. (Example: fiberglass, slate, metal, etc.)
 23. Indicate heat system and any equipment or service locations.
 24. Garage floors shall be constructed of non-combustible material sloped to a main drain or main vehicle entry door.