

New Garage Construction Worksheet

PIN 31- _____ Permit number _____ Page 1 of 2

Owner: _____

Address: _____

Contractor: _____

GARAGE (Site Plan and Elevations Plan Required) Detached _____ or Attached _____
Size of garage: _____ width _____ length
Detached only: Height of side walls _____ feet _____ inches Overall height _____ feet _____ inches

SETBACK: Setbacks less than 5 feet from the property lines will require the walls & soffits adjacent to the property lines to be one hour fire resistant rated construction and reduces the soffit overhang to as little as 4 inches based on setback distance.

SETBACK will be _____ feet _____ inches from the property line. Fire rated wall construction required? Yes No
Width of soffit overhang _____ feet _____ inches. No soffit openings allowed when 1 hr construction. Openings in the wall are not allowed where setbacks are less than three feet from the property line. Setbacks from 3 feet to 5 feet will allow 25 % of wall to be openings (windows/doors).

FOUNDATION TYPES:

SLAB ON GROUND: (detached only, not required to be frost protected)

Note: vegetation and topsoil must be removed and granular fill placed under ALL garage slabs.

Slabs-on-ground with turned-down footings shall have a minimum of one No. 4 bar at the top and bottom of the footing. Exception: For slabs-on-ground cast monolithically with a footing, one No. 5 bar or two No. 4 bars shall be located in the middle third of the footing depth.

Turned down footing area will be _____ inches thick and _____ inches wide. Thickness minimum: 12 inches, Width minimum: 12 inches Describe rebar reinforcement: _____

Where used, show or describe additional foundation wall placed on slab-on-ground on the plans.

SPREAD FOOTING:

Frost protected footing (12" width allows support of garage walls & roof only, concrete floor on gravel).

Footing width _____ inches Footing thickness _____ inches

Depth to bottom of footing from surrounding grade _____ feet _____ inches

Describe rebar reinforcement _____

Note: rebar must be bonded together to form a grounding electrode. Please talk to your electrician.

FOUNDATION WALL (wall placed on spread footing)

Poured concrete wall thickness (circle one) 6inch 8inch 10inch 12inch (use 12 for trench footing)

Masonry wall: size of block (circle one) 6inch 8inch 10inch Circle if--- ICF

Describe reinforcement for all types _____:

FOUNDATION WALL USED AS FOOTING (trench method)

Width of trench _____ inches (12" min. at footing) depth to bottom of trench _____ feet _____ inches

Note: sides of trench must be straight and free of tree roots.

NOTE: All wood forming material must be removed from inside & around footings & foundation walls.

WOOD (.60 preservative treated minimum) _____ x _____ studs _____ on center

Wood wall sheathing _____ (.60 preservative treated minimum)

Note: All cut ends of preservative treated wood shall be treated with similar preservative treatment

ANCHOR BOLTS: Diameter _____ inches (1/2" min diameter) Length _____ inches. Galvanized? Yes No

Distance between anchor bolts: _____ feet _____ inches. Anchor bolt at each end of sill plates? Yes No

(Anchor bolts must be imbedded 7" minimum into concrete) washer outside diameter required 1-1/2 inches

TOP of FOUNDATION down to finished grade: _____ inches (minimum 6 inches required)

FLOOR: Floor Drain? Yes No (If yes, must drain to daylight or to City sewer) traps not allowed in drains to daylight. Remote traps (freeze protection) required for drains to City sewer. NO PITS permitted. If drains are not provided, the floor must slope towards the overhead door. Thickness of concrete floor: _____ inches

WALL CONSTRUCTION

Sill plate to foundation sealer: type - foam- other _____ Thickness _____

Sill plate: _____ x _____ type of wood _____ Studs: _____ x _____; _____ inches on center

Number of top plates _____ Size of top plate _____ x _____

Describe wall sheathing _____

Note: Installation of foam-board as sheathing only on exterior side of wall requires additional bracing and separation from interior of garage with ½ inch gypsum board or equivalent.

Show or describe construction and location of braced wall panels on the plans

Additional wall bracing (if required) _____

EXTERIOR FINISH (siding) Type (circle one) - vinyl - cement board - wood - brick face - metal - or specify other _____

Describe water resistive barrier (housewrap) on exterior wall _____

Describe soffit finish _____

HEADERS and GIRDERS

For overhead doors

Headers: type (circle one) - dimensional lumber - LVL - MicroLam - specify other _____

Header (girder) size: _____ inches x _____ inches Span: _____ ft _____ inches No. of plank in header _____

Number of jack studs under each end of largest header _____

Header for window/door size: _____ inches x _____ inches Span _____ ft _____ inches No. of plank _____

Size of Overhead Door/s: _____ feet wide _____ feet high 2nd door: _____ feet wide _____ feet high**GARAGE ROOF SYSTEM: 35 PSF LIVE LOAD** Engineered wood truss or hand framed rafters (circle one)

Wood Truss Mfg. _____

Hand framed rafter size: _____ inches x _____ inches Type & grade of wood _____

Span of rafter: _____ ft Rafters placed: _____ feet _____ inches on center

Hand framed ceiling joist size: _____ inches x _____ inches Type & grade wood _____

Describe roof sheathing _____

ROOF COVERING:(follow manufacturer's instructions) kickout flashings are required at roof/wall junctures

Type: (circle one) -asphalt shingle - wood shingle - metal shingle - metal panel - or

specify other type of roof covering _____

Underlayment (circle one) - #15- or - #30 - asphalt impregnated felt or specify other _____

Note: Ice barrier is required on attached and/or heated/cooled garage. Ice barrier must extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building.

Circle one: Valley type: - Open - or -Closed - Using Ice barrier in valley? -Yes- -No-

Valley metal thickness _____ (min 26 ga. steel or .024 aluminum) Width of valley metal _____ inches

Note: Garage attic must be ventilated the same as the house if ceiling is installed.

IMPORTANT: Fuel gas piping installations utilizing corrugated stainless steel tubing (CSST) requires a bonded ground wire according to the manufacturer. Your Electrician SHALL do this work. READ THE CSST MANUFACTURERS INSTALLATION INSTRUCTIONS**SEPARATION BETWEEN HOUSE AND ATTACHED GARAGE**

How will the garage be separated from the house? Circle yes after the appropriate description.

All garage walls and ceiling covered with minimum ½ inch gypsum board Yes

Wall between house and garage will be covered with minimum ½ inch gypsum board on the garage side from the foundation to bottom of roof sheathing Yes (Note align rafter on top of and flush with garage side of house wall)

Openings between the garage and residence shall be equipped with solid wood doors, solid or honeycomb steel doors not less than 1-3/8 inches in thickness, or 20 minute fire rated doors.

Signature of Contractor or Owner _____ Date _____