RESIDENTIAL DETACHED PRIVATE GARAGE

When to Call for Inspections

1. Footing/Slab Foundation – Formed up and prior to concrete placement
   - Formed up for slab 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.

You must notify your inspector when the job is ready for inspection. Call the inspector between the hours of 7:30 – 9:00 AM or 3:30 – 4:00 PM weekdays.

The location of the garage on the lot will have to meet zoning 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)

FOOTING/SLAB DETAILS

- **Treated Sill Plate**
- **Anchor Bolt**
- **6” GROUND CLEARANCE**
- **12”**
- **720 sq. ft. or less**

- **721 – 1,000 sq. ft.**
  - 1” ground anchor bolts at 6-9” C.C. (1” minimum)
  - Minimum of 2 bolts per piece and locate one bolt not more than 12” from each end
  - 3 1/2” IN. MINIMUM SLAB THICKNESS

- **Firm undisturbed soil**
- **Trench footing**
- **8” concrete trench footing required for garages exceeding 1,000 sq. ft. in floor area**
- **Build Up Detail**
Garage Door Header Table

<table>
<thead>
<tr>
<th>Garage Width</th>
<th>9’-0” Opening</th>
<th>16’-0” Opening</th>
<th>Header Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>22’-0”-28’-0”</td>
<td>(2) 1-3/4” x 11-1/4”</td>
<td>(2) 1-3/4” x 14”</td>
<td>Bearing Wall of Roof</td>
</tr>
<tr>
<td>22’-0”-28’-0”</td>
<td>Douglas-Fir</td>
<td>Douglas-Fir</td>
<td>Gable End Wall</td>
</tr>
<tr>
<td>2-2x12</td>
<td>2-2x12</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Rafter Spacing (inches)</th>
<th>2x4</th>
<th>2x6</th>
<th>2x8</th>
<th>2x10</th>
<th>2x12</th>
</tr>
</thead>
<tbody>
<tr>
<td>16’o.c.</td>
<td>8-2</td>
<td>12-0</td>
<td>15-4</td>
<td>18-9</td>
<td>21-8</td>
</tr>
<tr>
<td>24’o.c.</td>
<td>6-8</td>
<td>9-9</td>
<td>12-6</td>
<td>15-3</td>
<td>17-9</td>
</tr>
</tbody>
</table>

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.

Fire Wall Construction

1/2” exterior grade drywall or 5/8” type “X” drywall required from floor to roof deck when outside face of exterior wall is less than 5 feet to property line or 1/2” drywall applied to the interior side only when less than 3 feet to a dwelling.

NOTES: Drywall may be used as wind bracing if it is fastened at 7” O.C. on edges and in the field.