

Name of Applicant _____

Project Address _____

Ph# () _____

Minimum Residential Garage Requirements

***This form shall apply only to structures that are built in a conventional stick frame method.** Buildings of non-conventional frame (Post, Steel Frame, etc.) require a full working set of drawings complete with an engineers stamp. Two copies of plans are required and shall contain the following information:

1. Floor Plan

Shall include:

- A. Dimensions of proposed building
- B. Overhead and walkout door size and location*
- C. Window size and location *
- D. Interior bearing points (if applicable)

* windows and doors shall include header dimensions and number of ply

2. Section Plan

Shall include:

- A. Pitch and spacing of roof trusses
- B. Size, height, and spacing of exterior bearing studs
- C. Slab thickness
- D. Footing size and depth

3. Site Plan

Shall include:

- A. Distances from proposed building to the existing dwelling and all lot lines

General Construction Notes and Design Criteria for Garages:

- 12" frost footing may be utilized if structure is less than 1000 square feet and detached
- 16" minimum footing width
- 42" frost footing required on structures exceeding 1000 square feet
- ½" anchor bolts are required to be placed 6' on center, within 12" from the edge of every board and at least two per board for bottom plate anchorage
- 3-1/2" minimum slab thickness
- Floor drains are allowed to be drained to daylight
- A truss strap (hurricane clip) is required for attachment of truss to top plate
- If engineered trusses are used, specifications are required to be on site during rough-in inspection
- An underlayment ice barrier shall be used at eaves and extend to a point at least 24" inside the exterior wall line of the building. (Not required for detached garages with no conditioned floor area)
- No exposed wiring is allowed in wall spaces. Wiring shall be protected in conduit or placed behind drywall, plywood, or other approved interior covering
- A minimum of 6" clearance is required from final grade to the wood sill
- If garage is attached to a dwelling, ½" gypsum board shall be placed on the garage side to create a complete separation

GARAGE FLOOR PLAN

Be sure to include:

Overhead Door(s) location and size

Walkout Door(s) location and size

Window(s) location and size

Exterior Dimensions

Interior walls and rooms

(designate bearing if applicable)

Header material



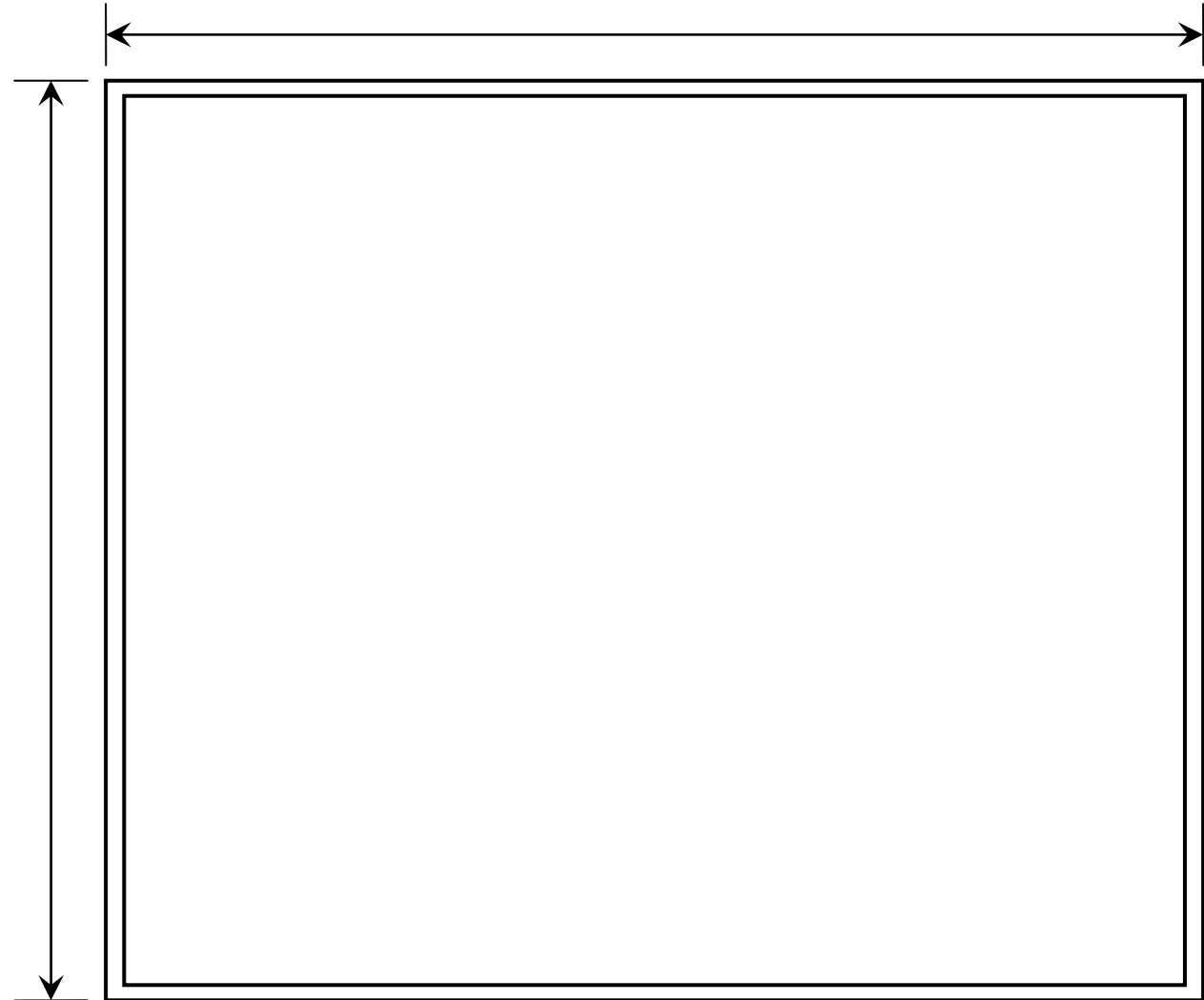
913 S. Dubuque St. Suite 204

Iowa City, IA 52240

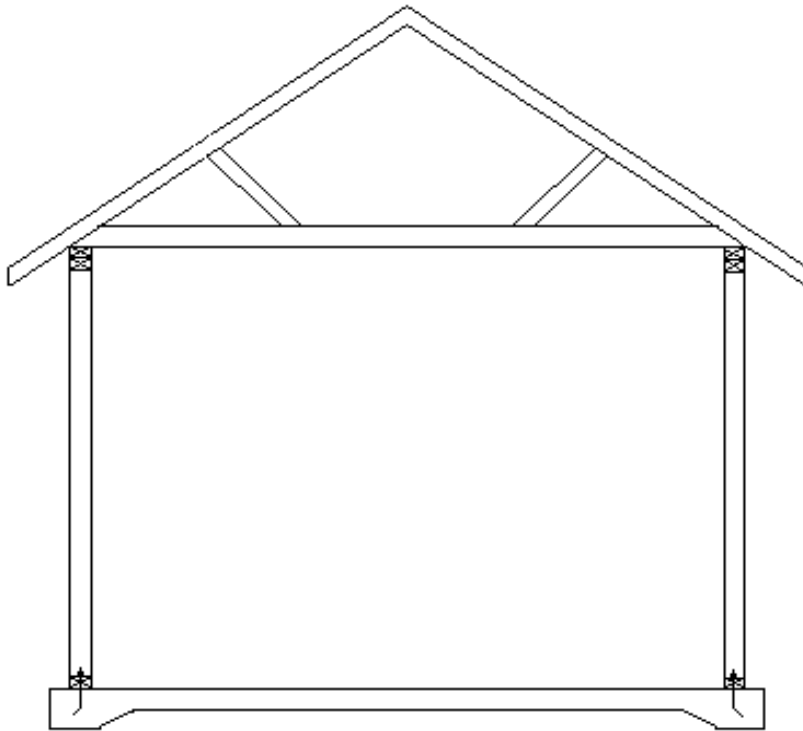
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www.johnson-county.com



GARAGE SECTION PLAN



R403.1.4.1 Johnson County Amendments

1. One-story detached accessory buildings of wood or steel frame not used for human occupancy and not exceeding 1,000 square feet in floor area may be constructed using slab on grade construction as follows. The slab shall be three and one half inches thick, poured monolithically with thickened perimeter footings extending 12 inches below finish grade and be 16 inches wide at the base. The top of the foundation shall not be less than six inches above finish grade. Reinforcement of the slab, including the thickened portion, shall be minimum 6x6 -10/10 welded wire mesh, #4 deformed reinforcing bars at 24 inches on center each way or fiber mesh reinforced concrete.

MATERIAL CHECKLIST

ROOF

12

Pitch: _____

Sheathing type and thickness: _____

Felt paper weight (circle one): 15# / 30#

Shingle type (circle one): Asphalt / Steel / Other _____

TRUSSES

Engineered or Field Frame

Spacing: _____" on center

Tails: _____" overhang Vented? Y / N (circle one)

WALLS

STUDS - Size 2x4 / 2x6 (circle one)

Spacing 16" O.C. / 24" O.C. (circle one)

Exterior sheathing type and thickness: _____

Moisture barrier: _____

Siding type: _____

CONCRETE

Slab thickness _____" (3 1/2" min.)

Footing _____" width x _____" depth (spread / trenched)*8" trench allowed on garage < 1000sf **and** < 32' wide.

Foundation Wall _____" wide x _____ ft. tall (if wall is to exceed 9' in height, engineering will be required)