

**DETACHED GARAGE**

Example of basic building components that should be included on drawings being submitted for construction.

1. Utility Check:
  - a. No gas lines beneath.
  - b. No PVC waterlines beneath, including sprinkler lines.
  - c. Not on an easement.
  - d. Call before you dig 1-800-STAKE IT.
2. Overhead electric? Check Clearances.
3. Indicate size of eave overhang of house and shed and distance of fascia to property line. Does Roof drain on your property?
4. Footings:
  - a. Footings required >400 square feet; footing to extend below frost line.
  - b. Skids + tie down (or small turn down footings) >120 to 400 square feet unless plumbing and electrical.
5. Floor Plan: Show doors, windows, and electrical outlets and lights and equipment. Also, show header sizes.
6. If this is a prefab building, provide ICBO research report number and/or engineering.
7. Provide cross section listing size and space of all materials.
8. Provide site plan showing distances to all other structures and property and property lines. Show adjacent house wall and indicate window sizes and identify the rooms along that exterior wall.
9. Show stairs, landings, handrails.
10. Garage should be located a minimum of six (6) feet from the house. Closer spacing may be allowed depending on location of habitable room windows, amount of eave overhang, combustibility of house wall opposing the garage, and fire rating of the garage.
11. Garage must be placed on rear half of lot. Maximum lot coverage is 40% (50% for Mobile Home Subdivisions).
12. Studs, siding or skirting must be kept 6" above finish grade. Provide curb or raised floor.
13. How will electrical be run to garage? Grounding? Conduit?
14. If wood floor, indicate under floor vent sizes. Under floor access minimum 18"x24".
15. Garages must be a minimum of five feet from property line for residential lots (4 feet minimum in Mobile Home Subdivisions).

# BUILDING DEPARTMENT OVERVIEW

DETACHED GARAGE – SAMPLE DRAWING

## DETACHED GARAGE (Example Drawing)

