

Single Family Residential One Story Detached Garage

How to Use this Guide

Provide two sets of plans and complete the following:

1. **Complete this Building Guide** by fill in the blanks on page two, and indicating which construction details will be used.
2. **Provide 2 Plot Plans** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines drawn to scale.
3. **Fill out a building permit application.**

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.



This handout was developed as a basic plan review submittal under the 2015 International Residential Code. It is not intended to cover all circumstances. Check with your Building Inspection Department for additional requirements.

City of Stillwater
Building Inspection Division
723 S Lewis St / PO Box 1449

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Directions

ADDRESS: _____

1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes on page 3 which detail from page 4 will be used.

Note: Heated garages may require special provisions.

Floor Plan

Dimension _____

Locate and detail bracing

Check one

Garage is heated
 Garage is not heated

Indicate rafter or truss direction

Show door and window header sizes and location and size of landing in front of door

3 1/2" minimum concrete slab

() x header
(example: (2) 2 x 10)

Note:
If roof trusses or rafters bear on header, special header design may be required

Double 2x4 or 2x6 trimmers each end of overhead door header

Garage door opening

Floor slope

Dimension _____

Garage door opening width _____

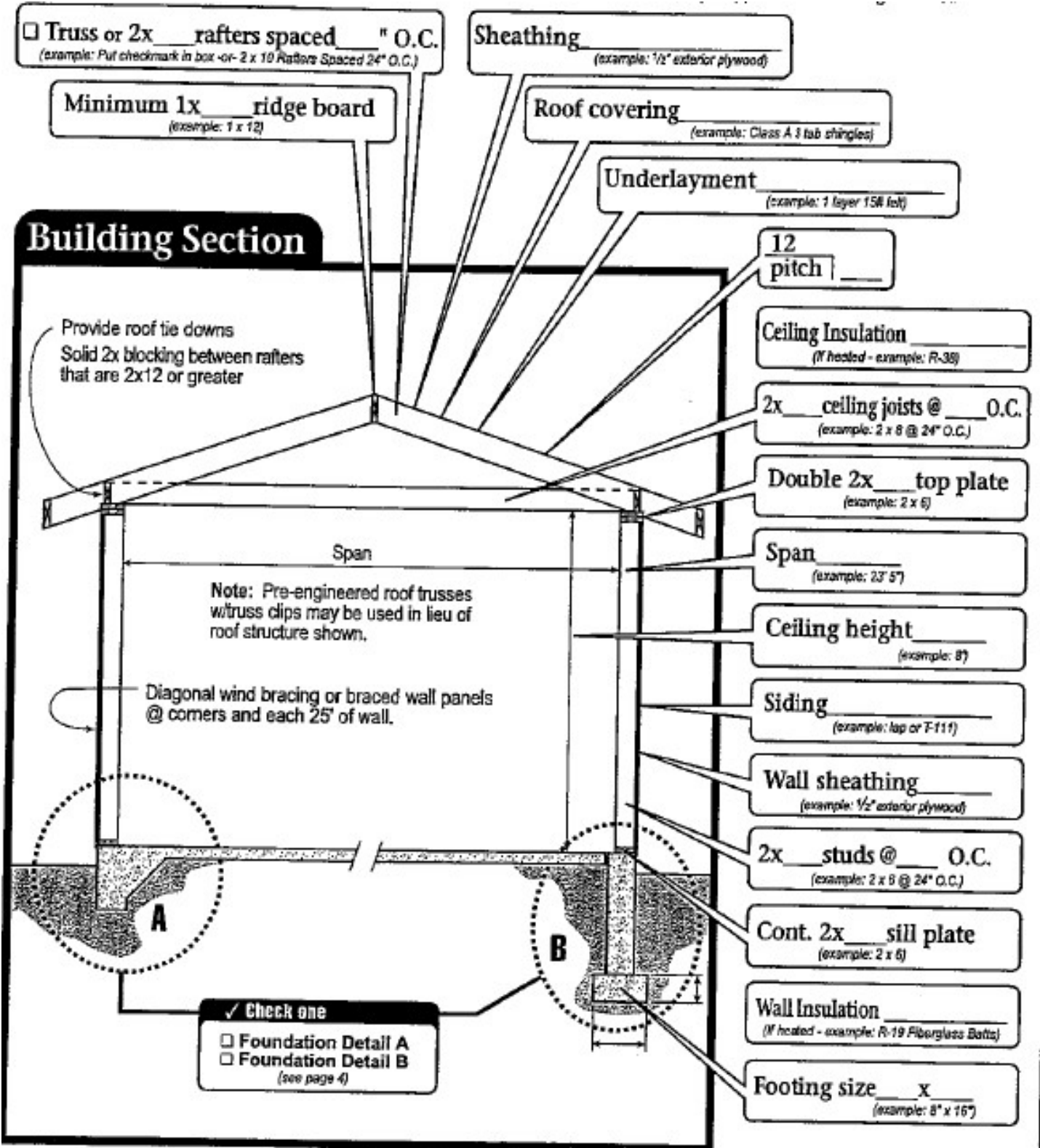
Dimension* _____

* 2' 8" minimum, with plywood sheathing on outside of entire wall with hold downs. If less than 2' 8", engineering may be required.

Dimension* _____

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Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope applica-



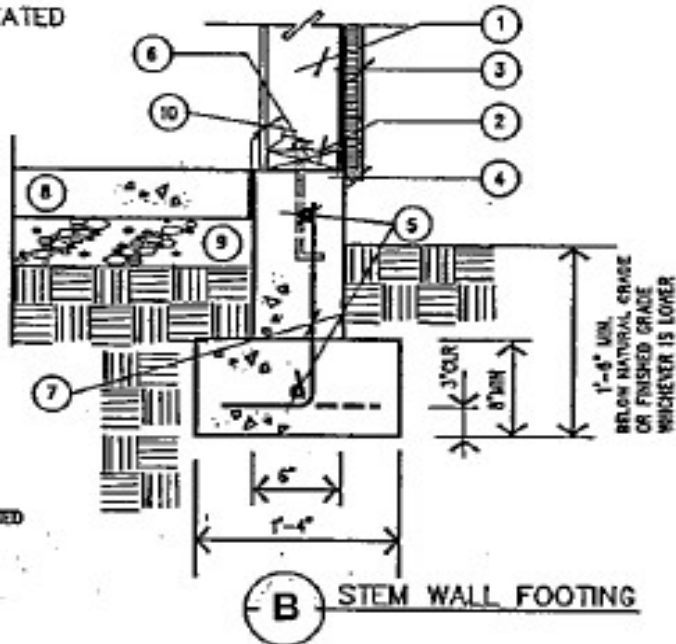
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ABBREVIATIONS

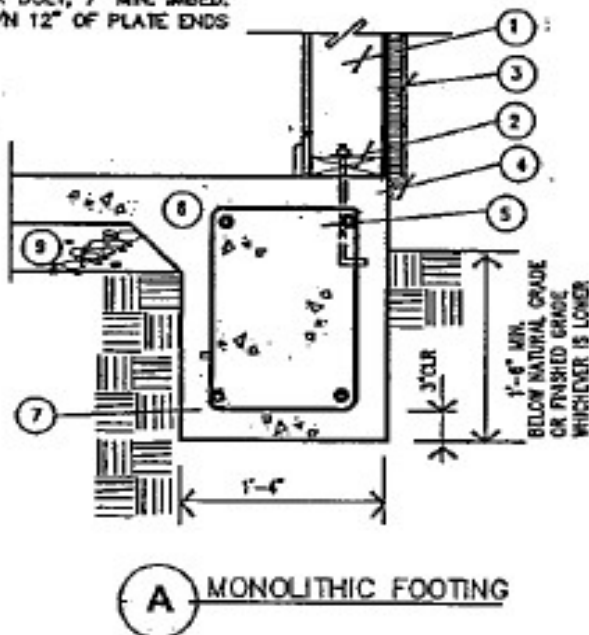
PRESS. = PRESSURE TREATED

O.C. = ON CENTER

W/N = WITHIN



- ① 2x4 OR 2x6 STUDS
- ② 2x12 PLATE—FOUNDATION REDWOOD OR PRESS. TREATED
- ③ Siding
- ④ 1" overlap at siding
- ⑤ #4 CONT. TOP & BOT.
- ⑥ 1/2"X10" ANCHOR BOLT, 7" MIN. IMBED.
Ø 48" O.C. & W/N 12" OF PLATE ENDS
- ⑦ #4 L Ø16" O.C. ALL BEHD
- ⑧ 2500 PSI CONCRETE
- ⑨ 4" COMPACTED ABC



EXTERIOR WALL FOOTING DETAILS

NOT TO SCALE