## Residential Garage Construction

When a wall is 5' from a property line, a maximum 36" eave overhang is allowed.

When a wall is less than 5' but greater than or equal to 2' from the property line, an eave may only extend to a point that is 2' from the property line.

When a wall is less than 2' but greater than 12" from the property line, a maximum 4" eave overhang is allowed.

One-hour fire-resistant construction is required on the underside of the eave .

7/16" Oriented Strand Board (OSB) or CDX plywood wall sheathing, attached with 8d nails at 6" edge and 12" field nailing.

5/8" type 'X' Gypsum Wall Board (GWB); 1-hour rated is required on both sides when a wall is less than 5' from the property line.

1/2" x 10" anchor bolt @ 32" O.C.; first anchor bolt to be located 4" to 12" from the end of the plate.

Minimum of 2 bolts per plate.

Use 1/4" x 3" x 3" plate washers.

Return walls with widths less than the table below require engineering or the installation of a proprietary shearwall.

Wall Height	Return Wall Height
8'	32" min.
9'	36" min.
10'	40" min.

7/16" OSB or 1/2" CDX plywood roof sheathing. 8d nails at 6" edge and boundary and 12" field nailing. OSB to have 1/8" gap. Asphalt shingle over 15# felt. Drip edge required.

(2) 2" x 12" or (2) 1 3/4" x 11 7/8" LVL header is required when trusses are parallel to the header. The header size will need to be determined if the roof trusses bear on the header.

An approved connector capable of resisting 175 lbs. or more of uplift is req. at the truss to top plate connection.

Attic ventilation is required (1:150 venting ratio) if a ceiling is being installed.

Openings in garage walls measured from the property line:

- less than 3' not allowed
- up to 25% of the wall area, openings are unlimited if the wall is 5' or more from the property line.

Minimum of 2 trimmers (jack studs) required for openings 5' or wider.

Concrete work:

All concrete placed adjacent to the garage slab is required to have a minimum slope of 2% (1/4" per foot) to a point 5' away.

All concrete is to be placed on 4" to 6" of crushed gravel or undisturbed soil.

If electrical service is to be provided a concrete encased UFER ground is required and shall be designed/installed appropriately.

Monolithic concrete pours are limited to 600 sq. ft. and are only to be used where the existing grade varies a maximum of 6" throughout the entire length and/or width of a garage. Monolithic pours are to be completed in one continuous pour and its perimeter shall have thickened footings throughout.

