Chelan County

Single Family Residential One Story Detached Garage

How to Use this Guide

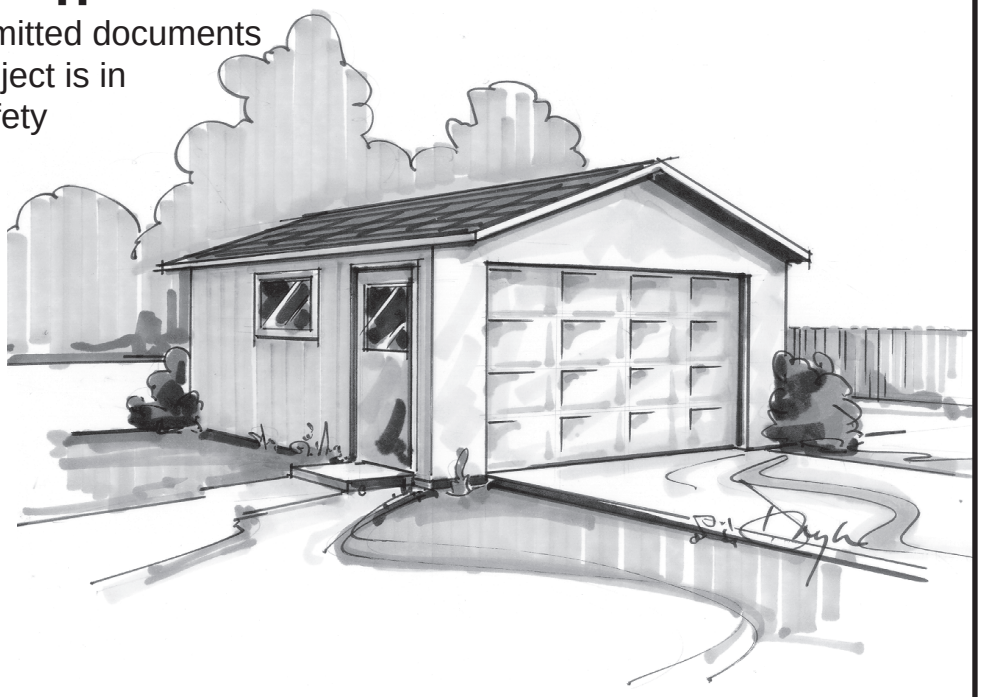
Check with the building dept. regarding type of submittal (paper or electronic) and for and for any additional requirements. Draw building structure to scale and complete the following (hint: use graph paper pg. 6 with ¼" squares. Example: ¼" = 1').

1 Complete this Building Guide by filling in the blanks on page three and four, and indicating which construction details will be used.

2 Provide 2 Plot Plans (site plan) showing dimensions of your project and its relationship to existing buildings or structures on the property and the distance to existing property lines, drawn to scale. ***See page 2.***

3 Fill out a building permit application.

This and other required submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.



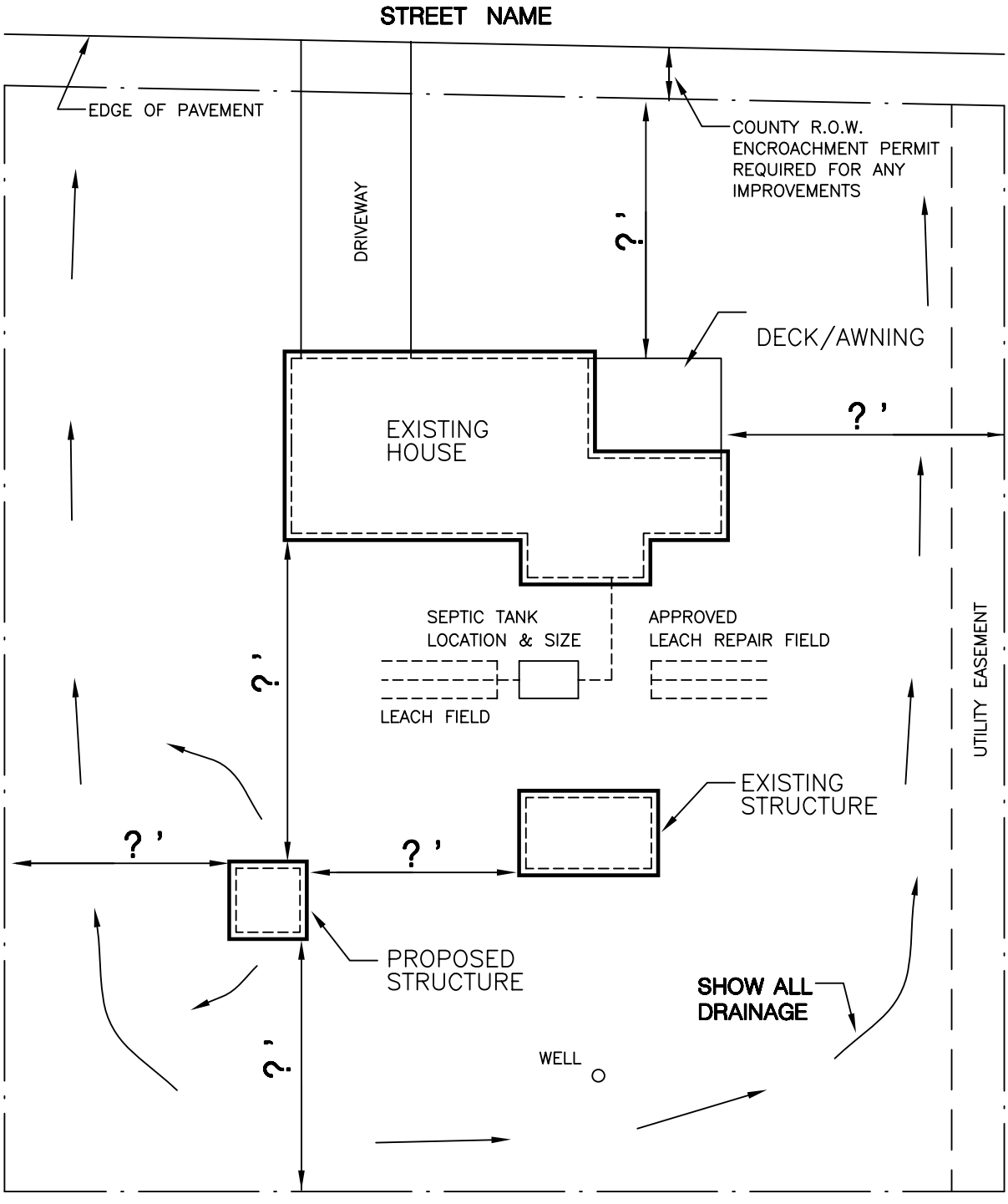
This handout is designed to be used for single family residential types of applications & construction **ONLY**. It is limited to a maximum of a 70 PSF ground snow load with a maximum width of 40' and maximum length of 50'. All Footings shall be a minimum of 12"(W) x 6"(H) with 6" foundation walls with max height of 24". Framed wall heights shall be a maximum of 10'. Exterior walls shall be fully sheathed with a minimum of 3/8" plywood or OSB with exterior siding, or T1-11 siding exterior.

12/16/2019

NAME:
ADDRESS:
PARCEL NUMBER:

CHECKLIST

- SHOW ALL DIMENSIONS BETWEEN STRUCTURES
- SHOW NEW STRUCTURE DIMENSIONS
- SHOW DISTANCES TO PROPERTY LINES
- SHOW PROPANE TANK LOCATIONS
- SHOW DISTANCES FROM WELL TO LEACH FIELDS
- SHOW ADDRESS & PARCEL NUMBER
- SHOW SEPTIC TANK LOCATION & SIZE
- SHOW ALL UTILITY & ACCESS EASEMENTS



PLOT PLAN EXAMPLE

Standard Engineering Scale(s) (e.g. 1"= 20', 30', 40', 50')

N

Single Family Residential One Story Detached Garage

Directions

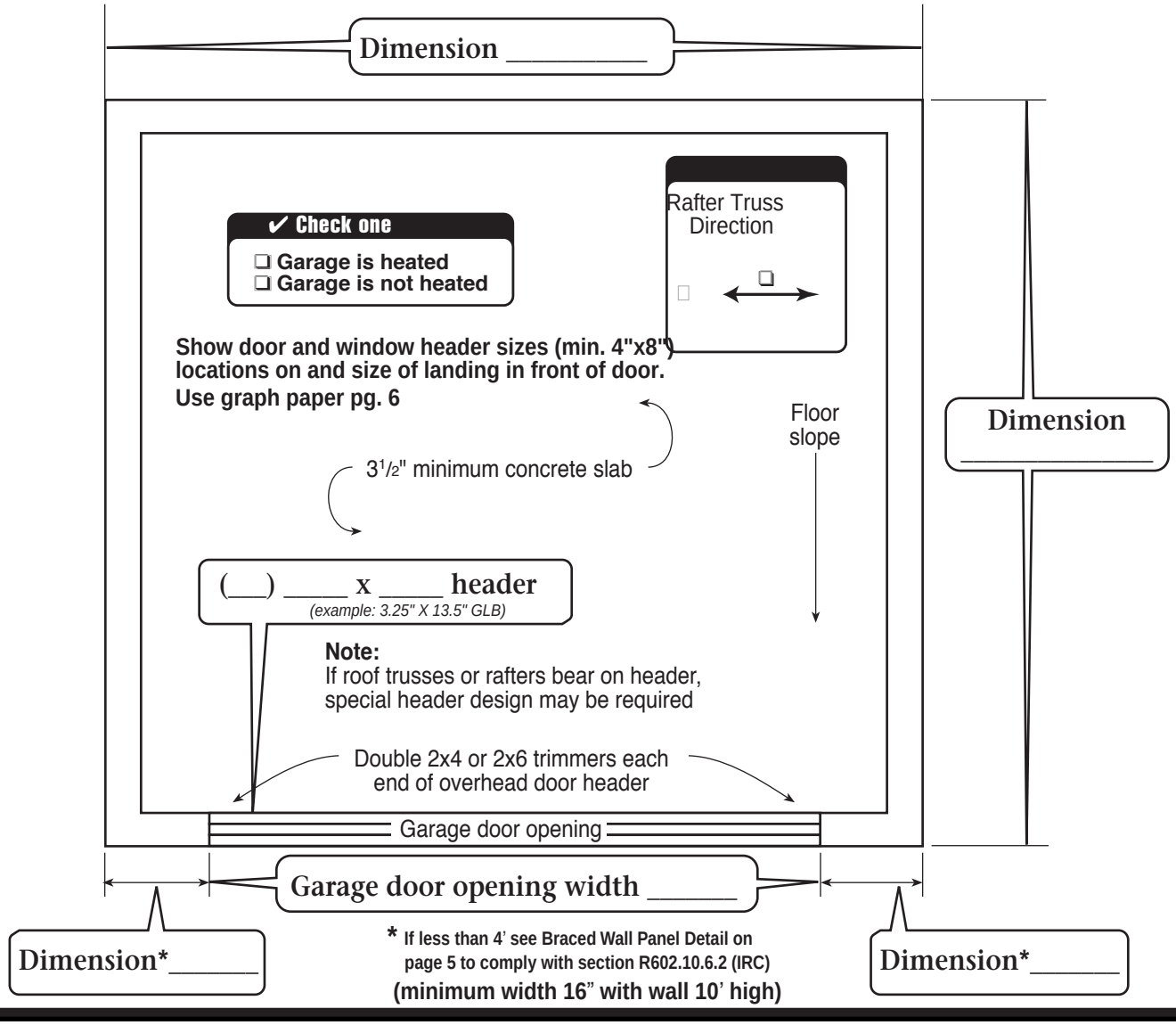
1. Fill in the blanks on pages 3 and 4 with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes on page 4 which details from page 5 will be used.

Address: _____

Note: All Heated garages will require insulation, such as ceilings, walls, and foundation.

Along with all required WA Sate Energy Code compliance forms at time of submissions.

Floor Plan



This handout is designed to be used for single family residential types of applications & construction **ONLY.** It is limited to a maximum of a 70 PSF ground snow load with a maximum width of 40' and maximum length of 50'. All Footings shall be a minimum of 12"(W) x 6"(H) with 6" foundation walls with max height of 24". Framed wall heights shall be a maximum of 10'. Exterior walls shall be fully sheathed with a minimum of 3/8" plywood or OSB with exterior siding, or T1-11 siding exterior.

Single Family Residential One Story Detached Garage

Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

❑ Truss or 2x____rafters spaced____" O.C.
(example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24"

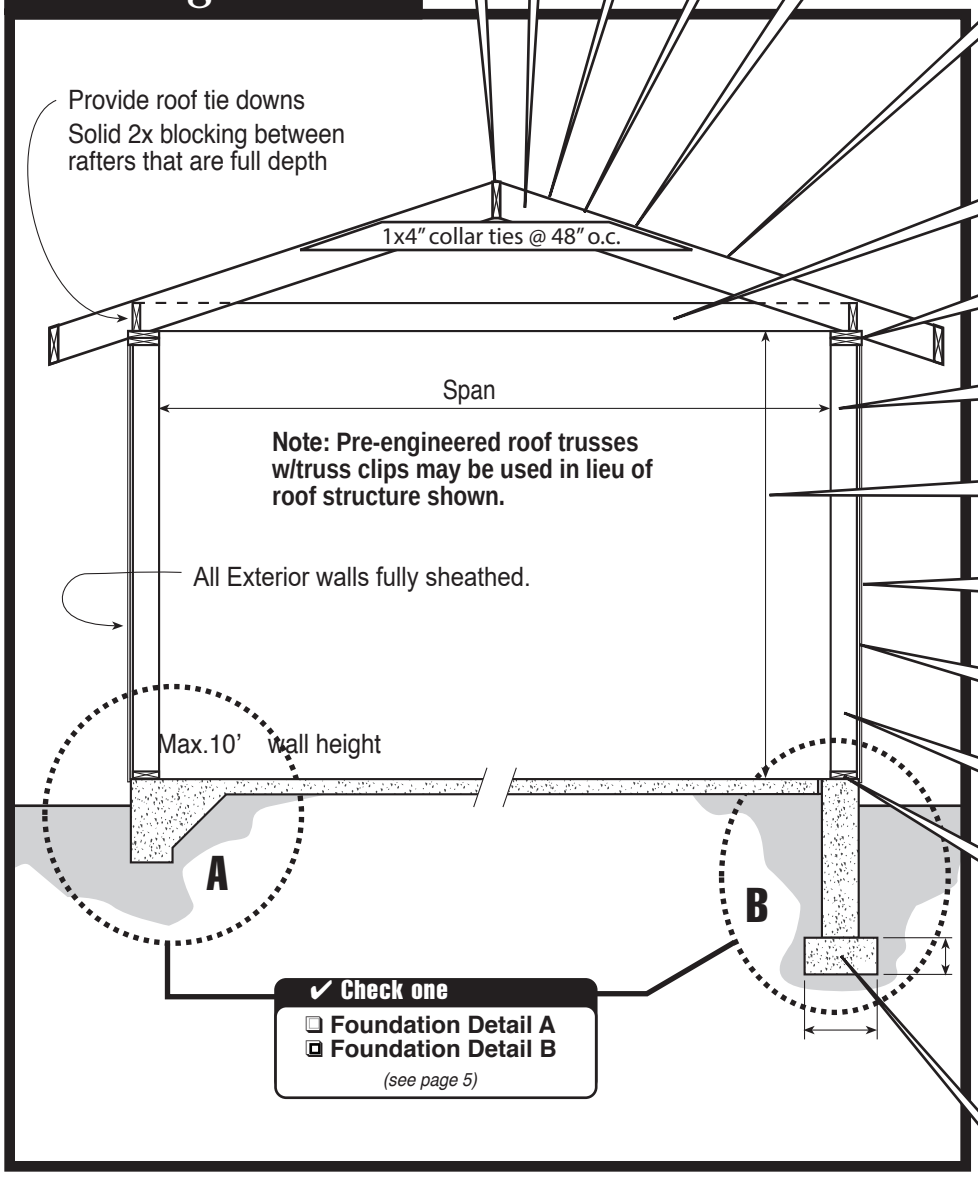
Sheathing_____
(example: 1/2" exterior plywood)

Minimum 1x____ridge board
(example: 1 x 12)

Roof covering_____
(example: Class A 3 tab shingles)

Underlayment_____
(example: 1 layer #15 felt)

Building Section



12 pitch ____

Ceiling Insulation _____
(If heated - example: R-49)

2x____ceiling joists @ ____O.C.
(example: 2 x 8 @ 24" O.C.)

Double 2x____top plate
(example: 2 x 6)

Span_____
(example: 24" O.C.)

Ceiling height_____
(example: 8')

Siding_____
(example: lap or T-111)

Wall sheathing_____
(example: 1/2" exterior plywood)

2x____studs @____ O.C.
(example: 2 x 6 @ 24" O.C.)

Cont. 2x____sill plate
(example: 2 x 6 decay resistant)

Wall Insulation _____
(If heated - example: R-21 Fiberglass Batts)

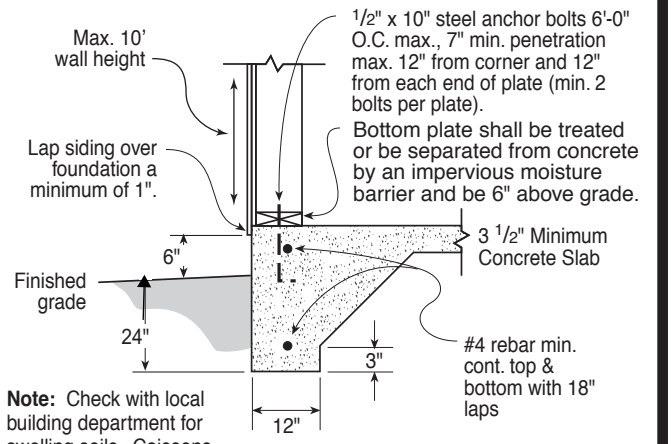
Foundation Insulation _____
***(If heated** - example: R-10)*

Footing size____x____
(example: 12" W x 6"H)

This handout is designed to be used for single family residential types of applications & construction **ONLY**. It is limited to a maximum of a 70 PSF ground snow load with a maximum width of 40' and maximum length of 50'. All Footings shall be a minimum of 12"(W) x 6"(H) with 6" foundation walls with max height of 24". Framed wall heights shall be a maximum of 10'. Exterior walls shall be fully sheathed with a minimum of 3/8" plywood or OSB with exterior siding, or T1-11 siding exterior.

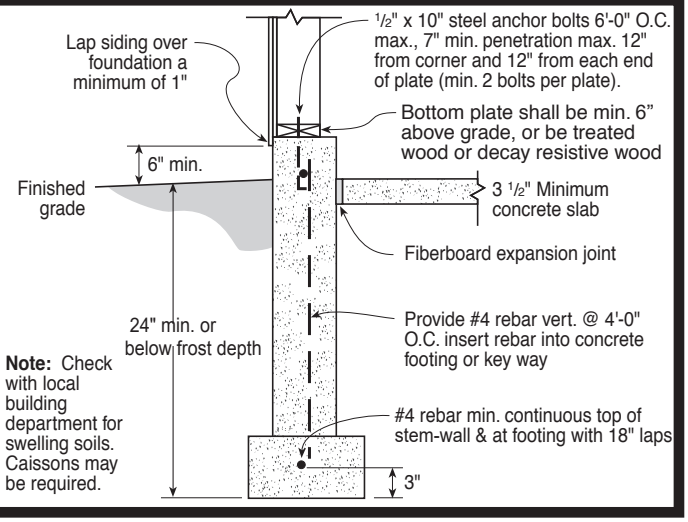
Single Family Residential One Story Detached Garage

Foundation Detail A



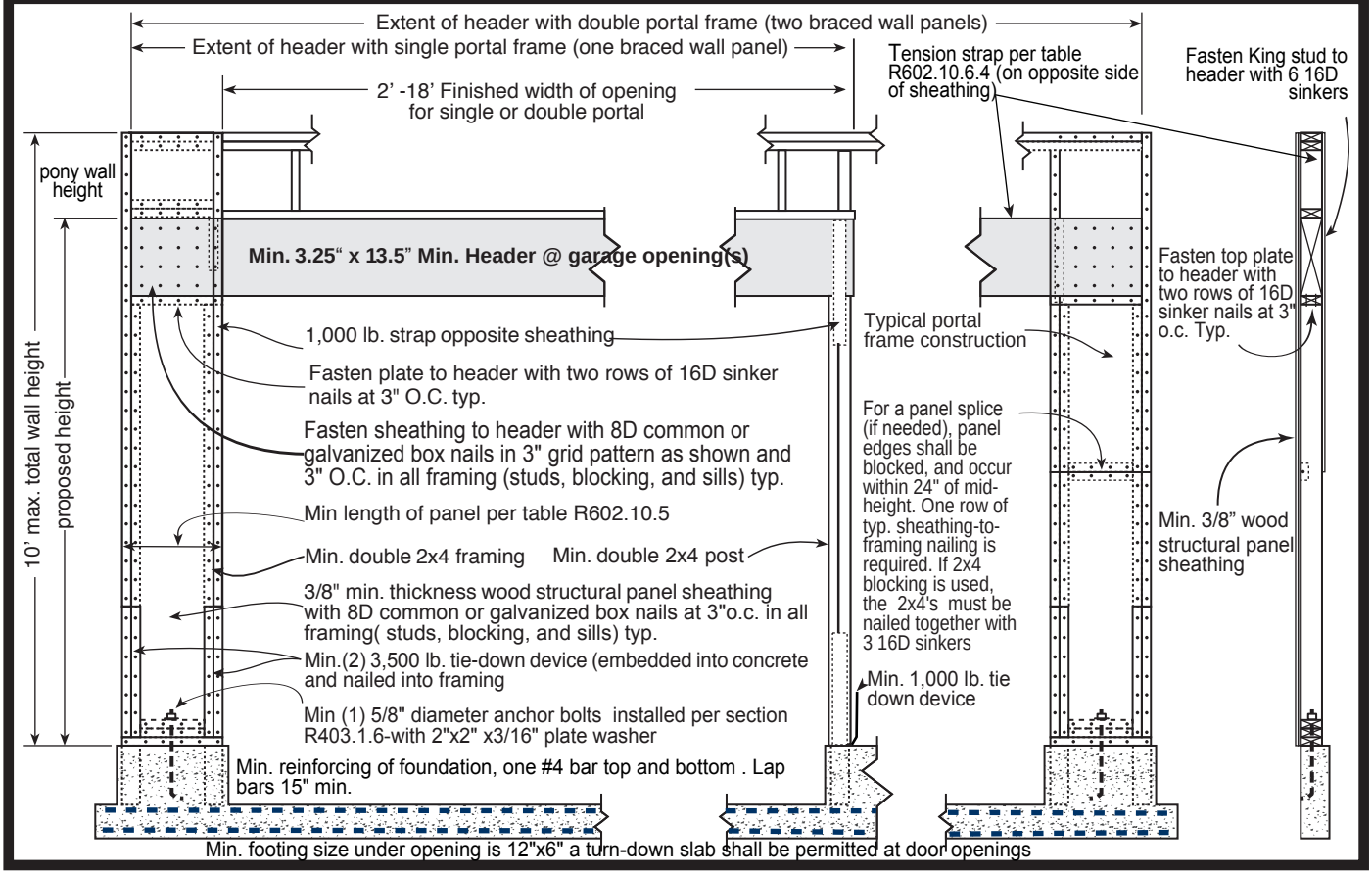
Note: Check with local building department for swelling soils. Caissons may be required.

Foundation Detail B



Note: Check with local building department for swelling soils. Caissons may be required.

Braced Wall Panel Detail figure 602.10.6.2



This handout is designed to be used for single family residential types of applications & construction **ONLY**. It is limited to a maximum of a 70 PSF ground snow load with a maximum width of 40' and maximum length of 50'. All Footings shall be a minimum of 12"(W) x 6"(H) with 6" foundation walls with max height of 24". Framed wall heights shall be a maximum of 10'. Exterior walls shall be fully sheathed with a minimum of 3/8" plywood or OSB with exterior siding, or T1-11 siding exterior.