



Chelan County

Single Family Residential One Story Detached Garage

How to Use this Guide

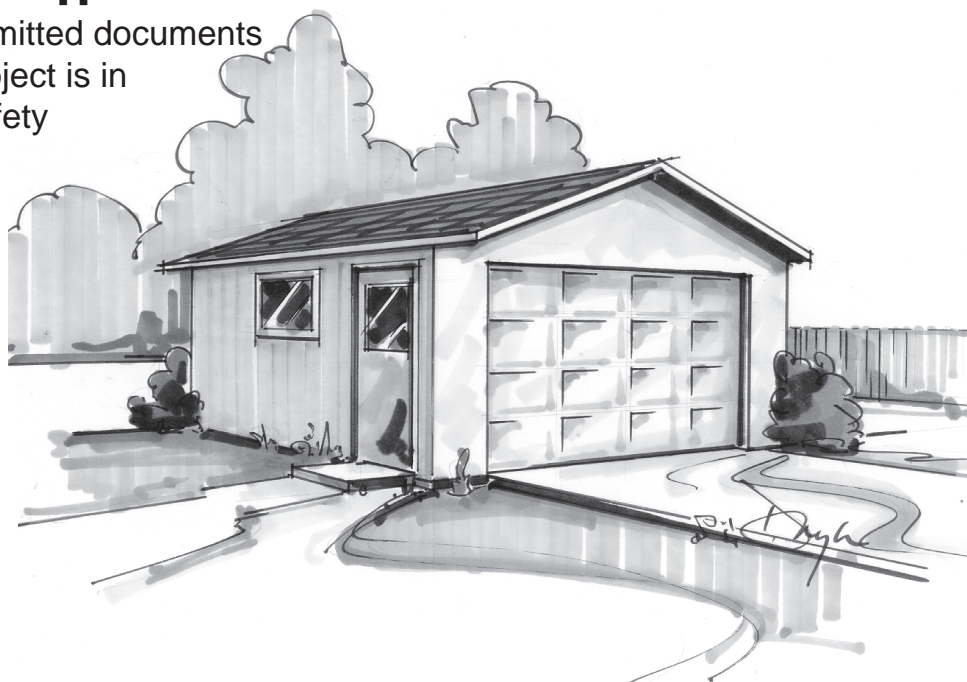
Check with the building dept. regarding type of submittal (paper or electronic) and for and for any additional requirements. Draw building structure to scale and complete the following (hint: use graph paper pg. 6 with $\frac{1}{4}$ " squares. Example: $\frac{1}{4}$ " = 1').

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

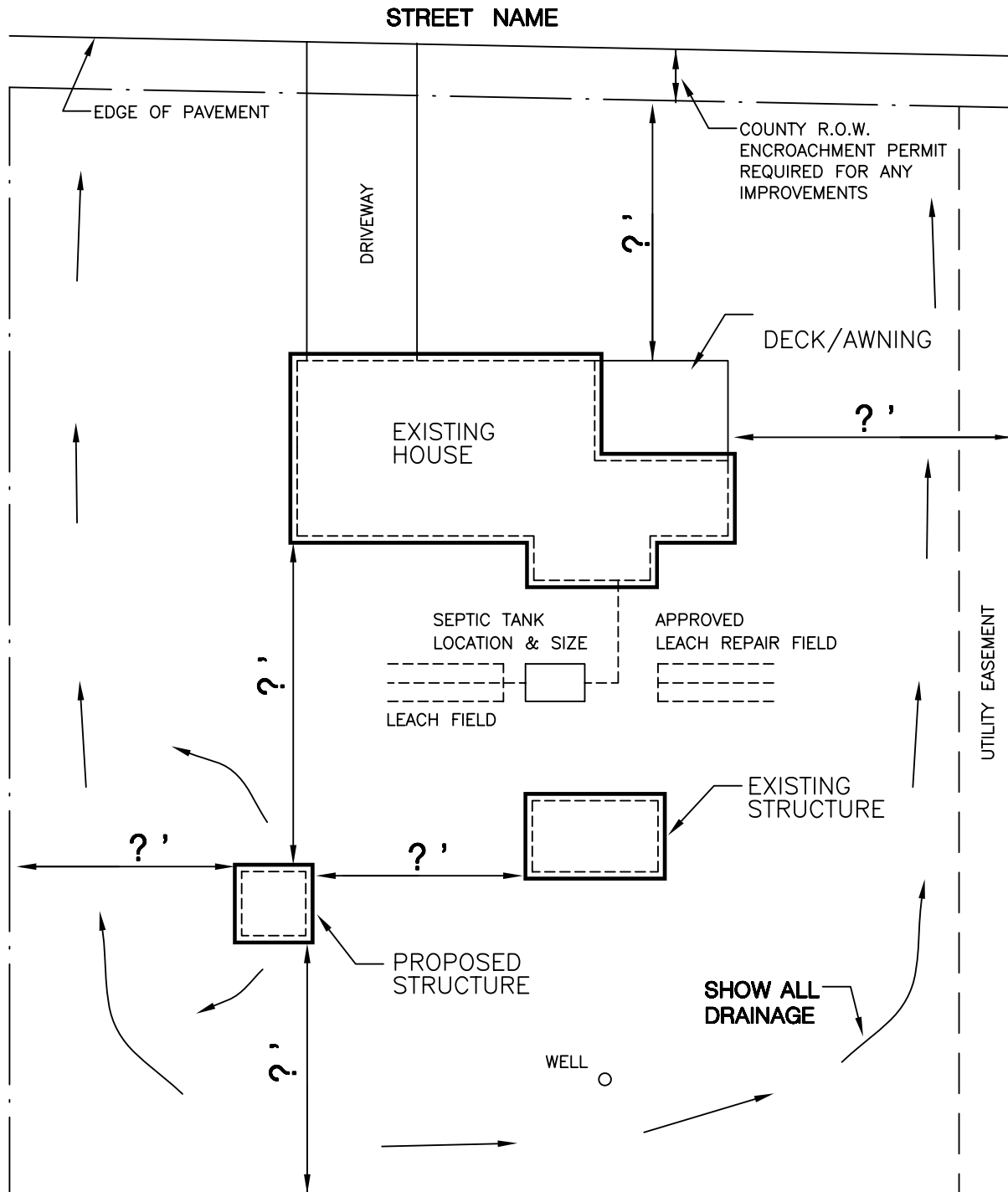
NAME:

ADDRESS:

PARCEL NUMBER:

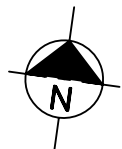
CHECKLIST

- 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')



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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.

Address: _____

2. Indicate in the check boxes on page 4 which details from page 5 will be used.

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

Dimension _____

Dimension _____

✓ Check one

☐ Garage is heated

☐ Garage is not heated

Show door and window header sizes (min. 4"x8") locations on and size of landing in front of door. Use graph paper pg. 6

Rafter Truss Direction

Floor slope

3 1/2" minimum concrete slab

() x header
(example: 3.25" X 13.5" GLB)

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

Garage door opening width _____

Dimension* _____

Dimension* _____

* If less than 4' see Braced Wall Panel Detail on page 5 to comply with section R602.10.6.2 (IRC) (minimum width 16" with wall 10' high)

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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

Provide roof tie downs
Solid 2x blocking between
rafters that are full depth

1x4" collar ties @ 48" o.c.

Span

Note: Pre-engineered roof trusses
w/truss clips may be used in lieu of
roof structure shown.

All Exterior walls fully sheathed.

Max. 10' wall height

A

B

✓ Check one

- ☐ Foundation Detail A
☐ Foundation Detail B

(see page 5)

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)

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Max. 10' wall height

Lap siding over foundation a minimum of 1".

Finished grade

24"

6"

12"

3 1/2" Minimum Concrete Slab

1/2" x 10" steel anchor bolts 6'-0" O.C. max., 7" min. penetration max. 12" from corner and 12" from each end of plate (min. 2 bolts per plate).

Bottom plate shall be treated or be separated from concrete by an impervious moisture barrier and be 6" above grade.

#4 rebar min. cont. top & bottom with 18" laps

3"

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

Technical drawing of a caisson foundation showing construction details and dimensions. The drawing includes the following labels and dimensions:

- Lap siding over foundation a minimum of 1"
- Finished grade
- 6" min.
- 24" min. or below frost depth
- 1 1/2" x 10" steel anchor bolts 6'-0" O.C. max., 7" min. penetration max. 12" from corner and 12" from each end of plate (min. 2 bolts per plate).
- Bottom plate shall be min. 6" above grade, or be treated wood or decay resistive wood
- 3 1/2" Minimum concrete slab
- Fiberboard expansion joint
- Provide #4 rebar vert. @ 4'-0" O.C. insert rebar into concrete footing or key way
- #4 rebar min. continuous top of stem-wall & at footing with 18" laps
- 3"

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

Extent of header with double portal frame (two braced wall panels)

Extent of header with single portal frame (one braced wall panel)

2' -18' Finished width of opening for single or double portal

pony wall height

10' max. total wall height

proposed height

Min. 3.25" x 13.5" Min. Header @ garage opening(s)

1,000 lb. strap opposite sheathing

Fasten plate to header with two rows of 16D sinker nails at 3" O.C. typ.

Fasten sheathing to header with 8D common or galvanized box nails in 3" grid pattern as shown and 3" O.C. in all framing (studs, blocking, and sills) typ.

Min length of panel per table R602.10.5

Min. double 2x4 framing Min. double 2x4 post

3/8" min. thickness wood structural panel sheathing with 8D common or galvanized box nails at 3" o.c. in all framing(studs, blocking, and sills) typ.

Min. (2) 3,500 lb. tie-down device (embedded into concrete and nailed into framing

Min (1) 5/8" diameter anchor bolts installed per section R403.1.6-with 2"x2" x3/16" plate washer

Min. reinforcing of foundation, one #4 bar top and bottom . Lap bars 15" min.

Min. footing size under opening is 12"x6" a turn-down slab shall be permitted at door openings

Tension strap per table R602.10.6.4 (on opposite side of sheathing)

Fasten King stud to header with 6 16D sinkers

Fasten top plate to header with two rows of 16D sinker nails at 3" o.c. Typ.

Min. 3/8" wood structural panel sheathing

For a panel splice (if needed), panel

Min. 1,000 lb. tie down device

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