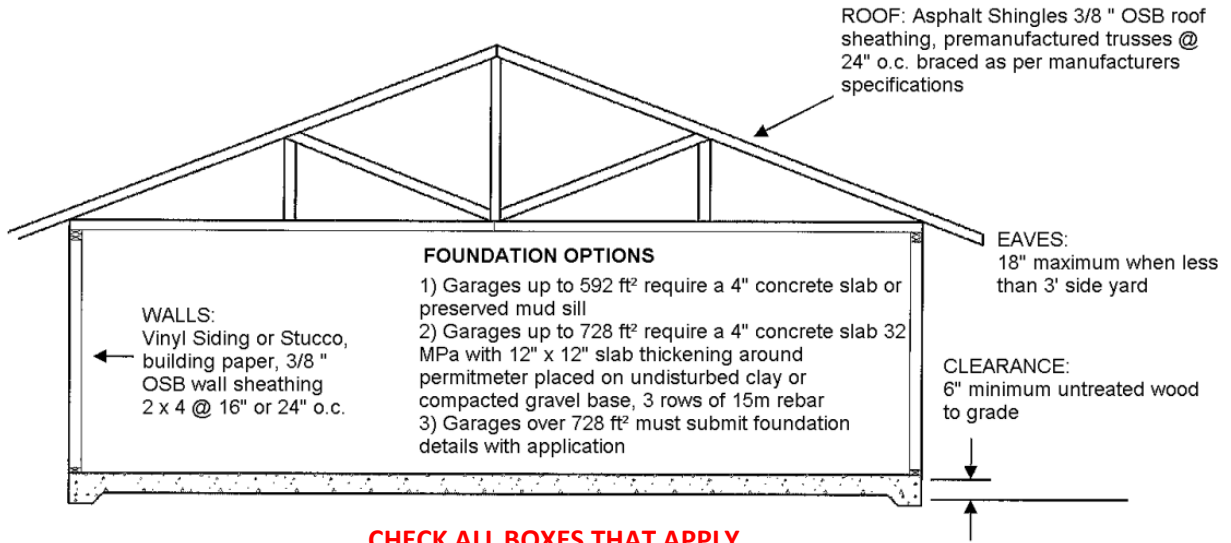


# IJD Inspections Ltd.

## Detached Garage Details Sheet



**ROOFING MATERIAL**

- Asphalt Shingles
- Cedar, Pine Shakes
- Metal Roofing
- Other Specify \_\_\_\_\_

**ROOF SHEATHING**

- Minimum 3/8 OSB or Plywood
- 1/2" OSB or Plywood
- Note: OSB or Plywood less than 1/2" requires H clips and ridge blocking
- Other Specify \_\_\_\_\_

**ROOF FRAMING**

- Pre-manufactured Engineered Truss
- Stick-built Rafters (provide details)

**EXTERIOR FINISH**

- Vinyl Siding
- Stucco
- Other Specify \_\_\_\_\_

**INTERIOR DEVELOPMENT PERMITS**

- Electrical
- Gas
- Plumbing
- Other Specify \_\_\_\_\_

**WALL SHEATHING**

- 3/8" OSB
- 1/2" OSB
- 3/8" plywood
- 1/2" plywood
- Other Specify \_\_\_\_\_

**WALL FRAMING**

- 2 X 4 @ 16" o.c.
- 2 x 4 @ 24" o.c.
- 2 x 6 @ 16"/24" o.c.
- Insulated walls and ceiling

**GARAGE DOOR BEAM**

- Length \_\_\_\_\_
- Depth \_\_\_\_\_ # of plies \_\_\_\_\_
- Built Up       Engineered

**GARAGE DOOR SIZE** \_\_\_\_\_ X \_\_\_\_\_

**TRUSSES**

- Trusses parallel to overhead door opening
- Trusses perpendicular to overhead door opening

**FOUNDATION**

- Less than 592 ft<sup>2</sup> - 4" slab
- Up to 728 ft<sup>2</sup> - 12" x 12" slab perimeter thickening
- Over 728 ft<sup>2</sup> - Provide foundation details with application

**Please Note:**

Maximum size of detached garages on a slab thickening foundation is 728 ft<sup>2</sup> with truss span not exceeding 28 ft. Garages over 728ft<sup>2</sup> will require foundation details review and approval by a Safety Codes Officer.

**Important**

- If the roof framing members transfer roof loading to the overhead garage door beam please specify the size of the garage door beam.
- Large opening size (doors over 10 feet wide) garage door beams without roof loading must be a minimum size of 2-2 x 12 c/w a minimum 3" bearing.
- Walls to be secured to slab with anchor bolts at 8' on center maximum.
- You cannot build over an underground gas line.
- Windows cannot be placed in a wall that is less than 4 ft to property line.