

MINIMUM REQUIREMENTS FOR DETACHED PRIVATE RESIDENTIAL GARAGE

- 1. Requirements for Poured Concrete Floating Slab Foundation for Detached Private Residential Garage 720 Sq. Ft. or Less in Area**
 - a. The foundation shall be located on level, original soil with a minimum bearing capacity of 2000 psf.
 - b. The perimeter grade beam shall be a minimum of 12 inches in depth, measured from the exterior grade line, by 12 inches in width and shall be continuous under all supporting walls.
 - c. The floor slab shall be a minimum of 4 in. in depth and shall be supported at the edges by the perimeter grade beam.
 - d. Minimum reinforcing shall consist of #10 gauge 6 in. by 6 in. WWF (welded wire fabric) or #4 (1/2 in. diameter) ASTM grade 60 steel reinforcing bars spaced a maximum of 2 feet on center in both directions.
- 2. Framing Requirements for Detached Private Residential Garage**
 - a. All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills which rest on concrete or masonry foundations, shall be treated wood or foundation redwood, all stamped by an approved agency.
 - b. Untreated wood shall be separated from earth by a minimum of 6 inches.
 - c. Foundation plates or sills shall be bolted to the foundation or foundation wall with not less than 1/2 inch nominal diameter steel bolts embedded at least 7 inches into the concrete or masonry, and spaced not more than 6 feet apart. There shall be a minimum of two bolts per piece with one bolt located within 12 inches of each end of each piece. A properly sized nut and washer shall be tightened on each bolt to the plate.
 - d. The structure shall be designed to resist an 80 mph wind load.
 - e. The roof and exterior walls of the structure shall be designed to support a 30 psf snow load.
 - f. The maximum allowable deflection for a garage door header, not supporting plaster, shall not exceed L/240.
 - g. Attic floors shall be designed to support a minimum 20 psf live load.

- h. Residential attic storage shall be separated from the garage by minimum 5/8 inch Type X gypsum board on the supporting walls and minimum 1/2 inch Type X gypsum board on the garage ceiling.