



Lincoln County Planning & Inspections

Single Family Residential One Story Detached Garage

How to Use this Guide

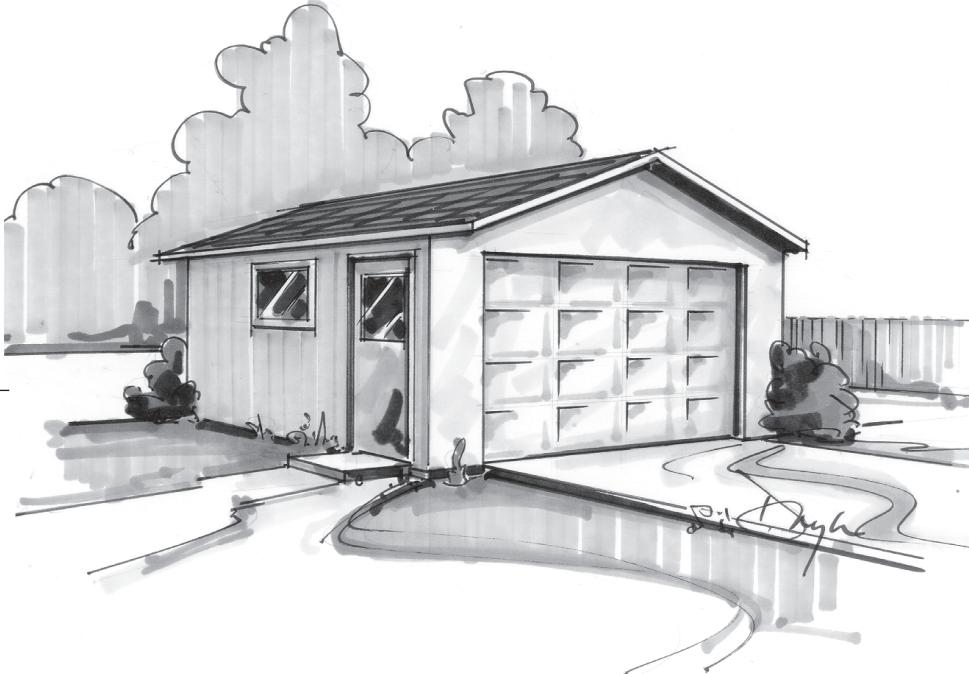
Check with your jurisdiction regarding type of submittal (paper or electronic) and additional requirements. Draw to scale and complete the following (*hint: use graph paper with $\frac{1}{4}$ " squares. Example: $\frac{1}{4}$ " = 1'*).

1 Complete this Building Guide by filling in the blanks on page two 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 page3.

3 Fill out a building permit application.

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.



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Directions

1. Fill in the blanks on pages 2 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.

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

Address: _____

Floor Plan

Dimension _____

Locate and detail bracing

✓ Check one

Garage is heated
 Garage is not heated

✓ Check one

Indicate rafter or truss direction

↑
 ←
 →

Show door and window header sizes and location and size of landing in front of door

3½" minimum concrete slab

Floor slope

() _____ x _____ header
(example: (2) 2 x 12)

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 _____

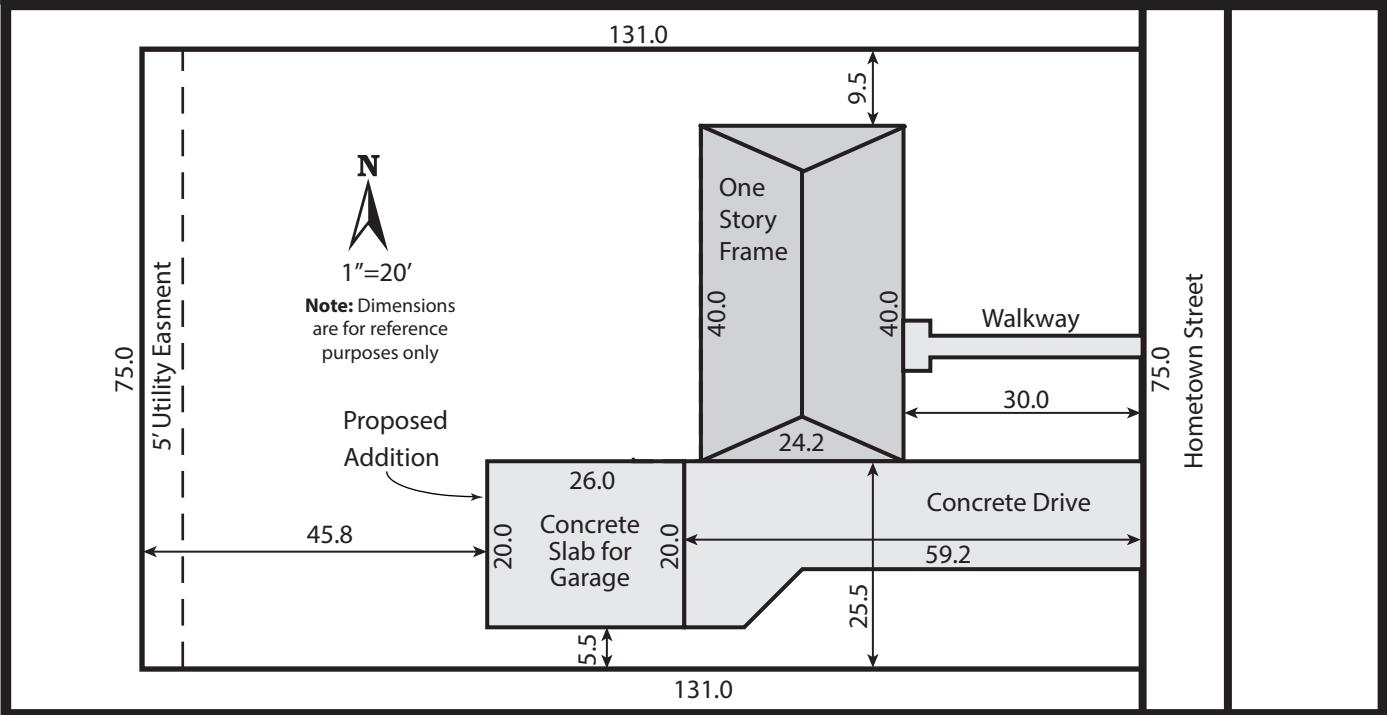
Dimension* _____

* 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)

Dimension* _____

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Site Plan Example



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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 2x12 or greater

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

Span

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

Diagonal wind bracing or braced wall panels
@ corners and each 20' of wall.

Max. 10' wall height

Concrete Encased Ground
required for new service

Check one

- Foundation Detail A
- Foundation Detail B

(see page 5)

12
pitch

Ceiling Insulation
(If heated - example: R-38)

2x _____ ceiling joists @ _____ O.C.
(example: 2 x 8 @ 24" O.C.)

Double 2x _____ top plate
(example: 2 x 6)

Span
(example: 23' 5")

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)

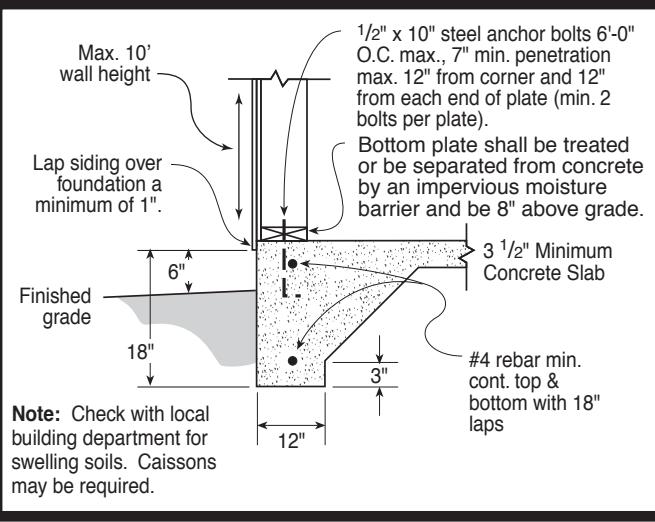
Wall Insulation
(If heated - example: R-20 Fiberglass Batts)

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

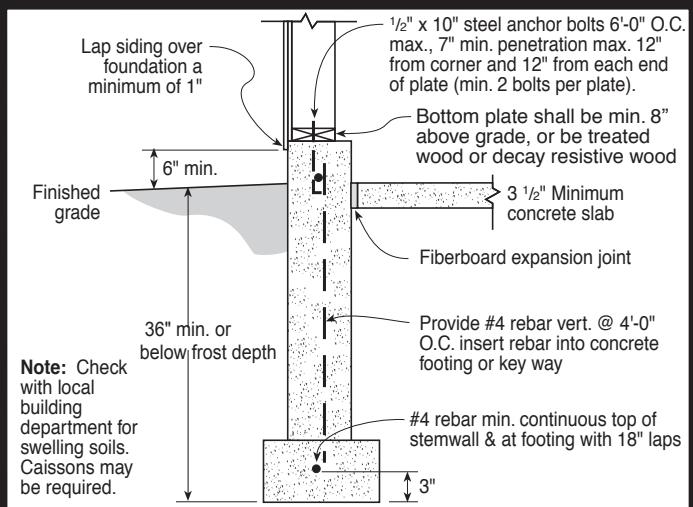
Footing size _____ x _____
(example: 8" x 16")

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Foundation Detail A



Foundation Detail B



Braced Wall Panel Detail figure 602.10.6.2

