

THE CITY OF EASTLAKE
35150 Lakeshore Boulevard Eastlake, Ohio 44095
440-951-1416

GUIDELINE FOR DETACHED GARAGES
200 to 400 SQUARE FEET

This guideline is being provided to you to assist you in your project. It contains a basic detached garage layout with an optional access door and current code references that are pertinent to building a detached garage. There maybe other code sections which may or may not apply depending on the particular conditions of the project. We will perform a plan review to ensure that your project is code compliant. There maybe items contained within these guidelines that may or may not be applicable to your project.

There are many resources available for detached garage designing located at a local library, internet, local home improvement center, etc. Please review these guidelines when designing your project. If your project is similar to the example provided, you may use the attached form and fill in the appropriate blanks and return the forms to the Building Department for plan review and to obtain a permit. We will need 2 copies of a site plan showing the setback of the detached garage from the property lines and 2 copies of your detached garage plans.

Inspections are required, and a 24 hour notice would be appreciated.

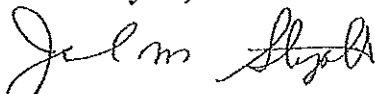
A list of basic inspections include, but not limited to:

- Zoning (location)
- Footer
- Electrical (if applicable)
- Rough Framing
- Grading (can be performed at time of Final)
- Final

We appreciate your effort in enhancing your home.

If you have any questions or if we can be of any assistance to you, please feel free to contact the Building Department at 440-951-1416. The Building Department hours are Monday through Friday 8:00 A.M to 4:30 P.M.

Thank you,


John M. Stigalt, CBO



The City of
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BUILDING DEPARTMENT

**THIS PROJECT WAS DESIGNED TO THE 2006 RESIDENTIAL CODE OF OHIO
WITH 2009 UPDATES.**

Table R301.2(1) Climatic & Geographic Design Criteria:

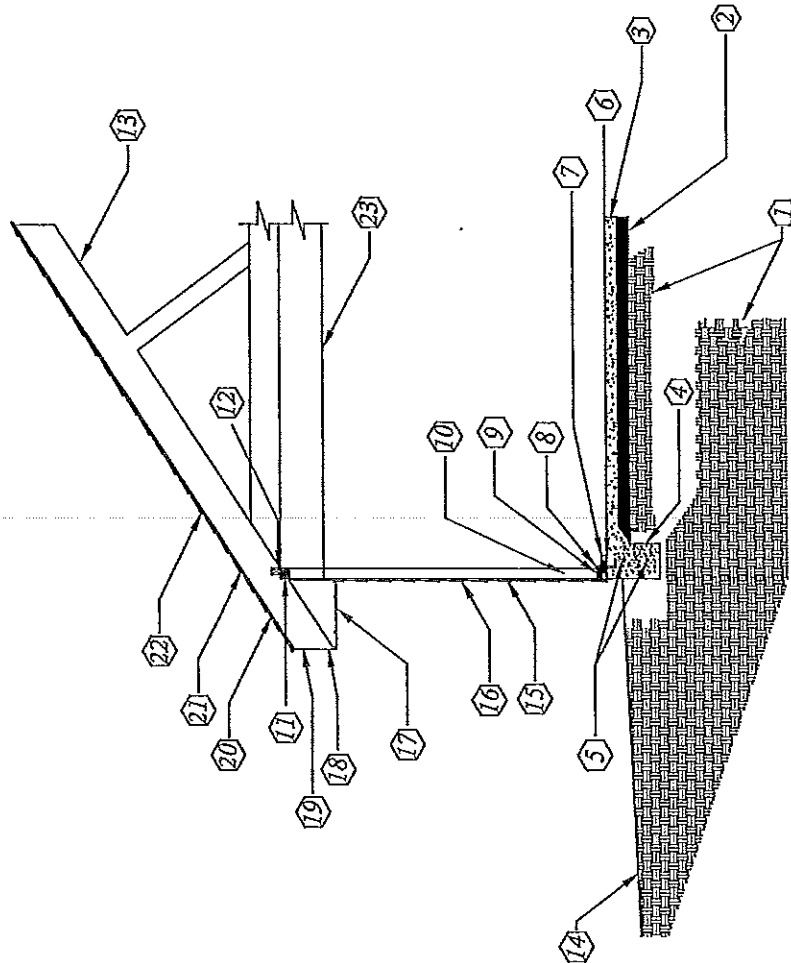
Ground Snow Load	30 Pounds per Square Foot
Wind Speed	90 MPH with 3-sec Wind Gust
Seismic Design Category	B
Weathering	Severe
Frost Line Depth	42"
Termite	Moderate-Heavy
Decay	Slight-Moderate
Winter Design Temperature	5 Degrees
Ice Shield	
Underlayment Requirement	Yes
Flood Hazards	2-04-72/2-18-81
Air Freezing Index	1000-1500
Mean Annual Temperature	50 Degrees



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- 1) UNDISTURBED EARTH-R403.1 RCO
- 2) 4" TAMPERED GRAVEL BASE-R506.2.2 RCO
- 3) 4" CONCRETE SLAB
- 4) MINIMUM 12" DEEP -R403.1.4 RCO
SEE SECTION R403.1.4.1 WITH EXCEPTIONS.
- 5) MINIMUM #4 REBAR AT TOP AND BOTTOM-R403.1.3.2 RCO
- 6) SILL SEALER (IF APPLICABLE)
- 7) 2X TREATED SILL PLATE-R319.1(6) RCO
- 8) 1/2" X 7" ANCHOR BOLT W/WASHER AND NUT-R403.1.6 RCO
- 9) 2X SOLE PLATE-R602.3.4 RCO
- 10) 2X BEARING WALL STUD-R602.3.3 RCO
- 11) 2X TOP PLATES-R602.3.2 RCO
- 12) TRUSS HOLDDOWN CLIPS (IF TRUSS ROOF SYSTEM IS USED)-R802.10.5 RCO
- 13) TRUSS SYSTEM-R802.5/R802.10 RCO
- 14) GRADE-6" SLOPE WITHIN THE FIRST 10' OF STRUCTURE-R401.3 RCO
- 15) EXTERIOR SHEATHING-R604.1 RCO
- 16) EXTERIOR LAP SIDING-R703.3.1 RCO
- 17) WOOD, VINYL OR ALUMINUM SOFFIT
- 18) FASCIA BOARD
- 19) 5" GUTTER (NOT SHOWN FOR CLARITY)
949.11 CITY EASTLAKE ORD./1101.2 2007 OHIO PLUMBING CODE
- 20) ROOF SHEATHING-R803.2 RCO
- 21) 15 LB FELT PAPER-R905.2.7 RCO
- 22) ASPHALT SHINGLES-R905.2 RCO
- 23) HEADER (SIZED PER TABLE R502.5(2))

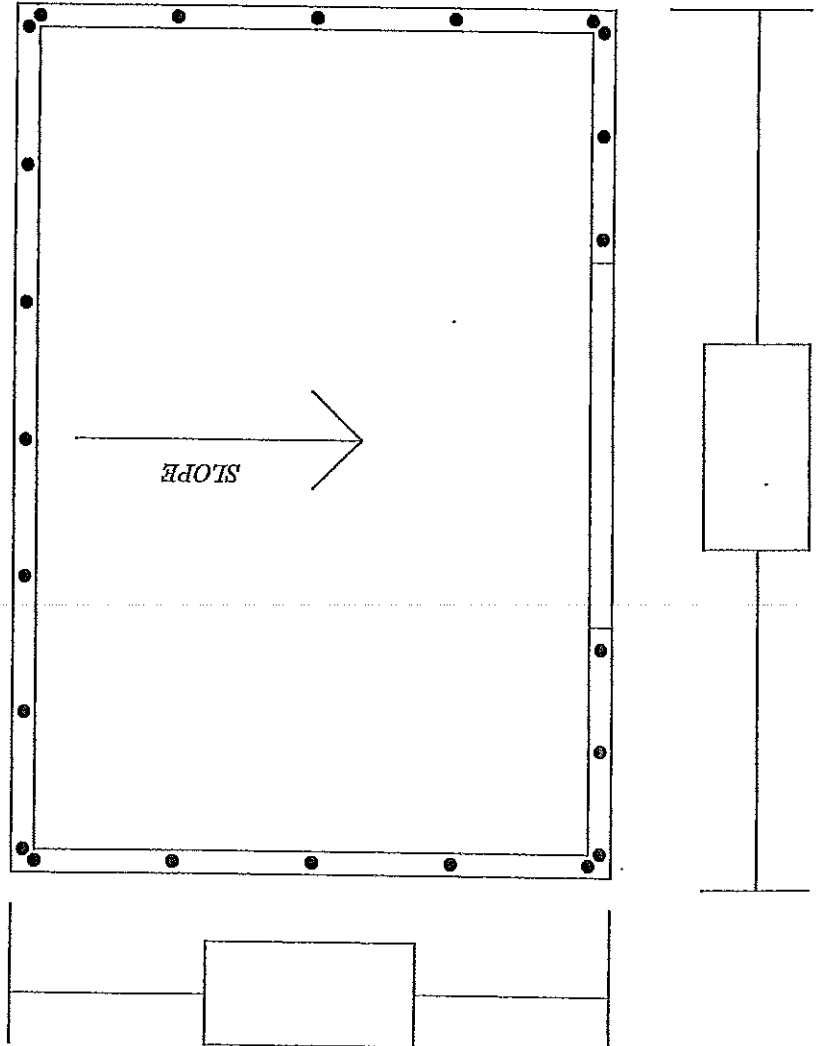
GARAGE WALL SECTION FOR GARAGES BETWEEN 200 AND 400
SQUARE FEET WITH AN EAVE HEIGHT OF A MAXIMUM OF 10'



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ANCHOR BOLTS SHALL BE SPACED A MINIMUM OF 12" FROM EACH CORNER AND A MAXIMUM OF 6' ON CENTER THEREAFTER. EACH PLATE SHALL HAVE A MINIMUM OF 2 ANCHOR BOLTS. THE MINIMUM ANCHOR BOLT DIAMETER SHALL BE 1/2". SECTION R403.1.6 OF THE 2006 RESIDENTIAL CODE OF OHIO.

THE GARAGE FLOOR SHALL BE SLOPED TO A DRAIN OR TOWARDS THE MAIN VEHICLE DOOR. SECTION R309.3 OF THE 2006 RESIDENTIAL CODE OF OHIO.

MODIFY PLAN TO SHOW THE LOCATION OF GARAGE ACCESS DOOR AS REQUIRED BY SECTION R311.4.2.2 OF THE 2006 RESIDENTIAL CODE OF OHIO.

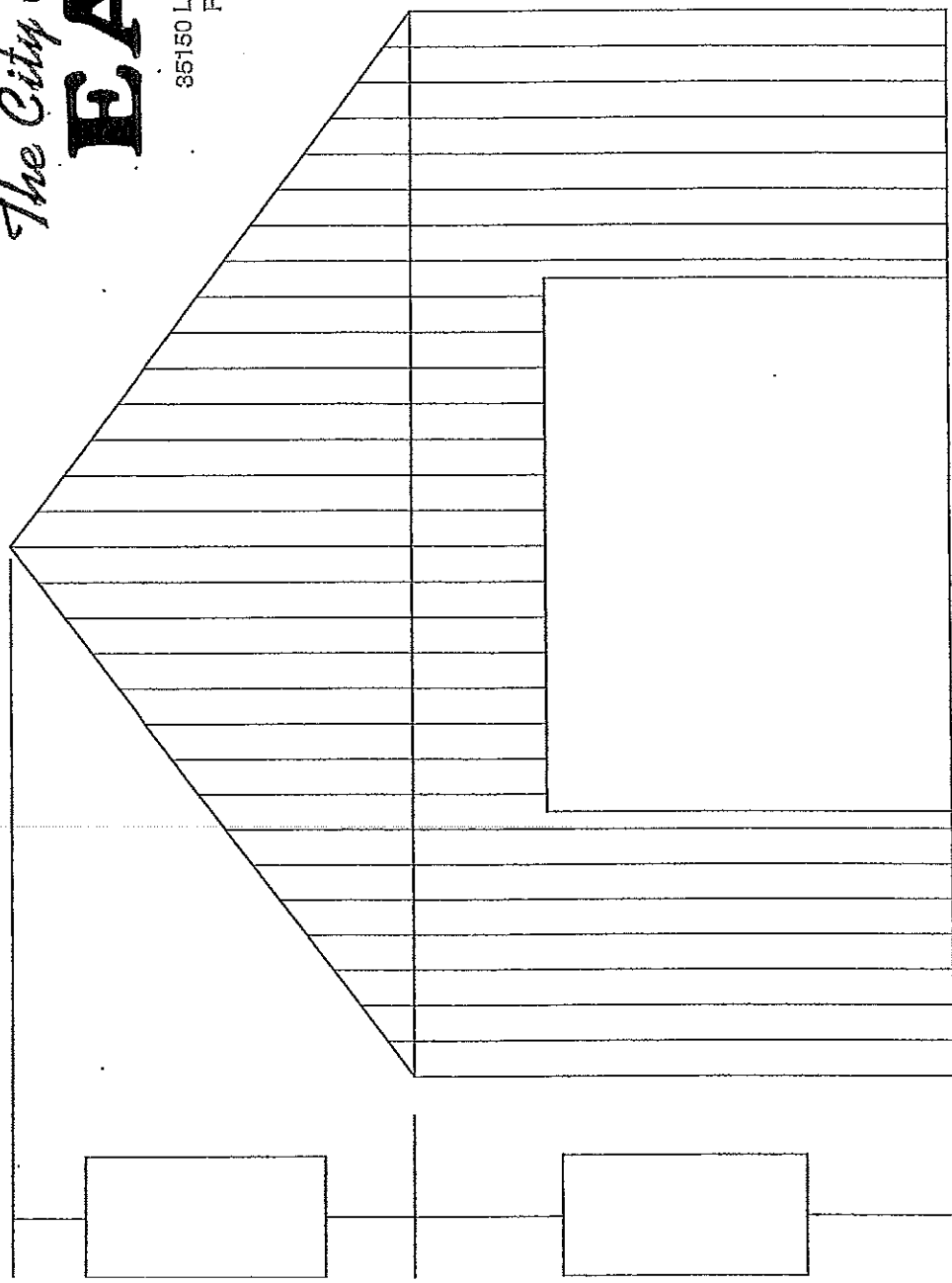
MODIFY PLAN TO SHOW THE LOCATION OF THE REQUIRED LANDING IN FRONT OF THE GARAGE ACCESS DOOR AS REQUIRED BY SECTION R311.4.3 OF THE 2006 RESIDENTIAL CODE OF OHIO. THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE DOOR IN WHICH IT SERVES AND SHALL BE A MINIMUM OF 36" MEASURED IN THE DIRECTION OF TRAVEL. THE LANDING SHALL BE A MINIMUM OF 4" IN THICKNESS.

REVISE THE PLAN TO SHOW THE ADJUSTMENT OF THE ANCHOR BOLTS IN RELATION TO THE LOCATION OF THE GARAGE ACCESS DOOR. A MINIMUM OF 2 ANCHOR BOLTS PER PLATE.

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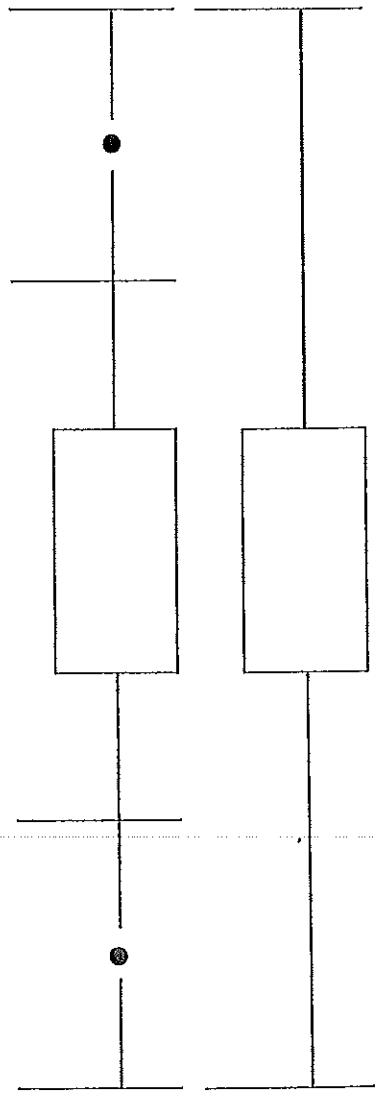


2" x 4" WALL _____

2" x 6" WALL _____

- IF WALLS ARE LESS THAN 4' THAN REFER TO SECTION R602.10.1 BRACED WALLS OR SECTION R602.10.6 OF THE 2006 RESIDENTIAL CODE OF OHIO.

MAXIMUM HEIGHT FROM FINISH GRADE IS 15'





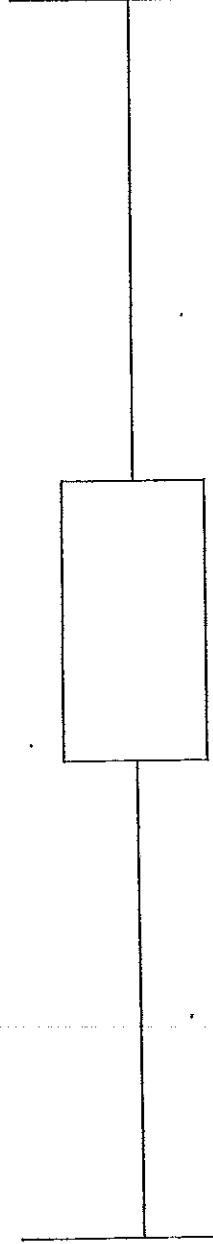
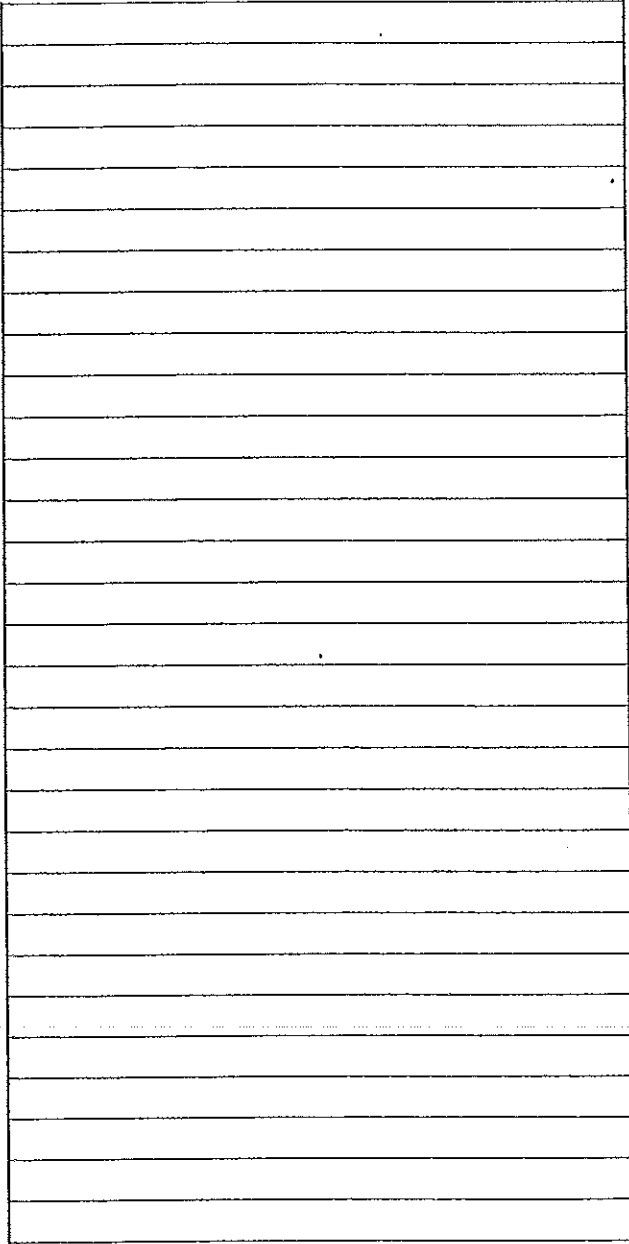
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2" x 4" WALL _____

2" x 6" WALL _____



WEST WALL ELEVATION

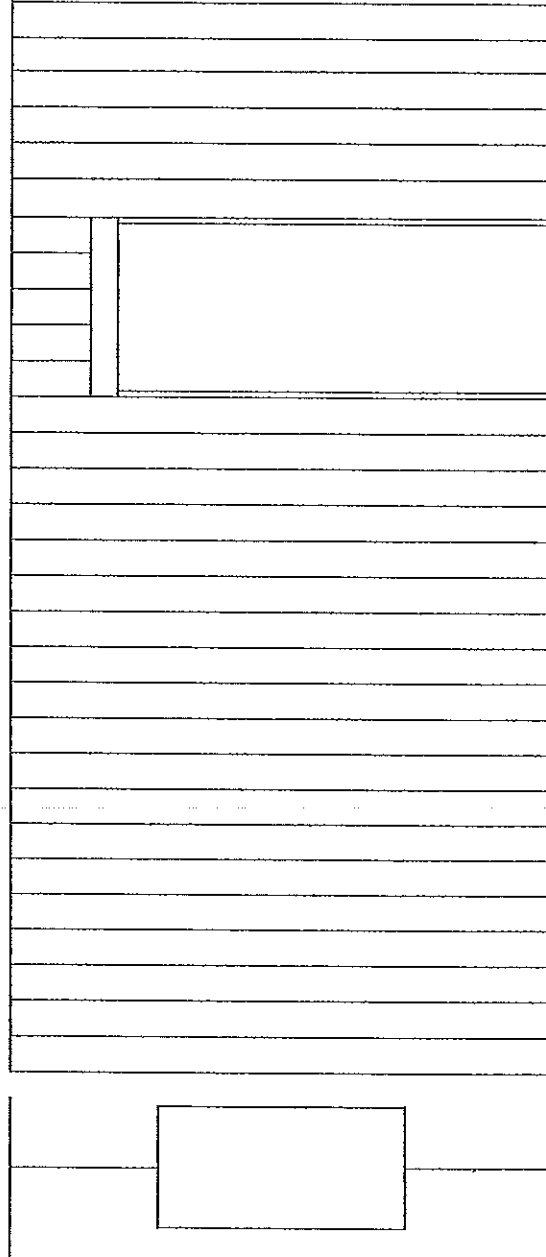


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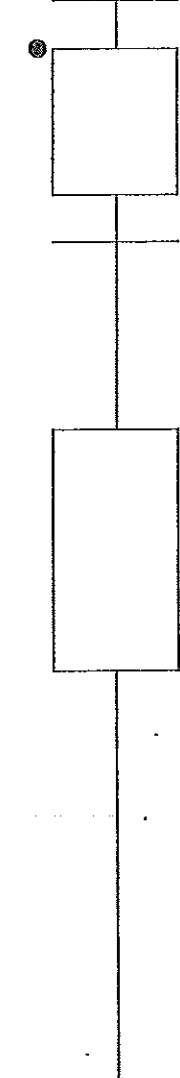
BUILDING DEPARTMENT



2" x 4" WALL _____

2" x 6" WALL _____

- MINIMUM WALL WIDTH 2'-8". IF LESS REFER TO SECTION R602.10.1 THROUGH R602.10.6 OF THE 2006 RESIDENTIAL CODE OF OHIO.
- MINIMUM DOOR WIDTH IS 2'-8" AND THE MINIMUM DOOR HEIGHT IS 6'-8" REFERENCE SECTION R311.4.2.2 OF THE 2006 RESIDENTIAL CODE OF OHIO.
- HEADER SIZED PER TABLE R502.5(1) OF THE 2006 RESIDENTIAL CODE OF OHIO.



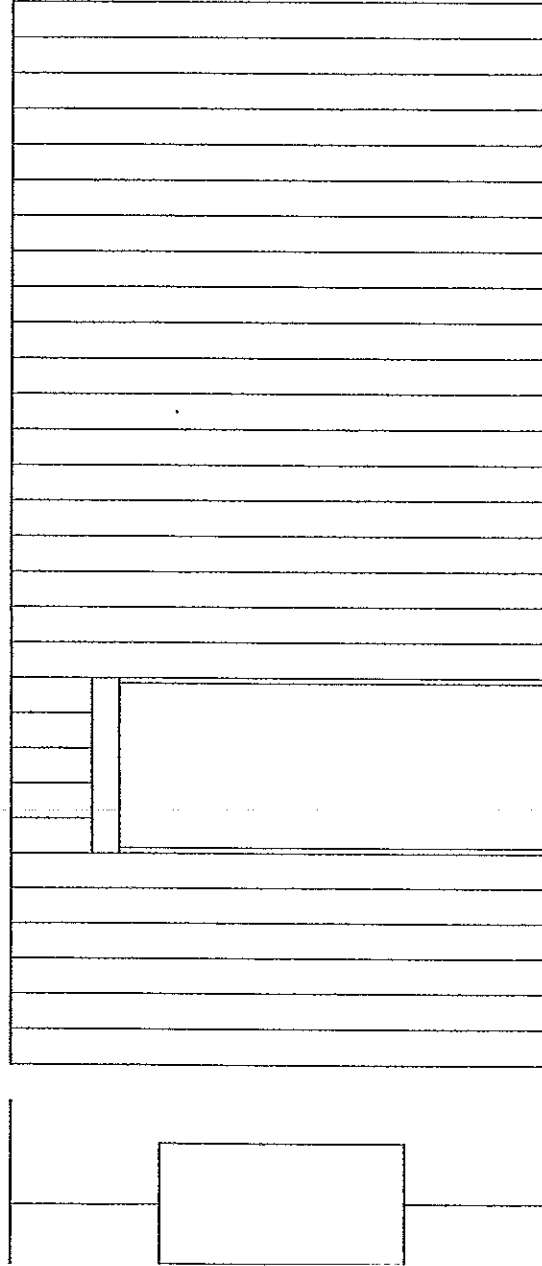
WEST WALL ELEVATION WITH OPTIONAL ACCESS DOOR



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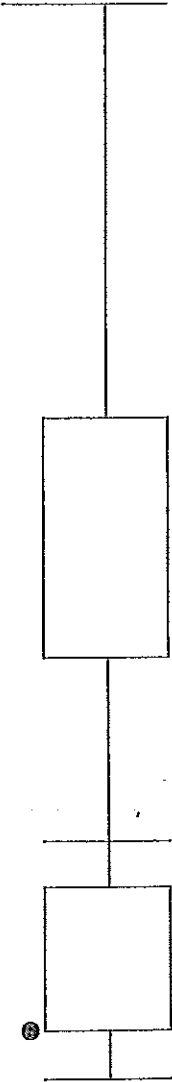
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2" x 4" WALL _____

2" x 6" WALL _____

- MINIMUM WALL WIDTH 2'-8". IF LESS REFER TO SECTION R602.10.1 THROUGH R602.10.6 OF THE 2006 RESIDENTIAL CODE OF OHIO.
- MINIMUM DOOR WIDTH IS 2'-8" AND THE MINIMUM DOOR HEIGHT IS 6'-8" REFERENCE SECTION R311.4.2.2 OF THE 2006 RESIDENTIAL CODE OF OHIO.
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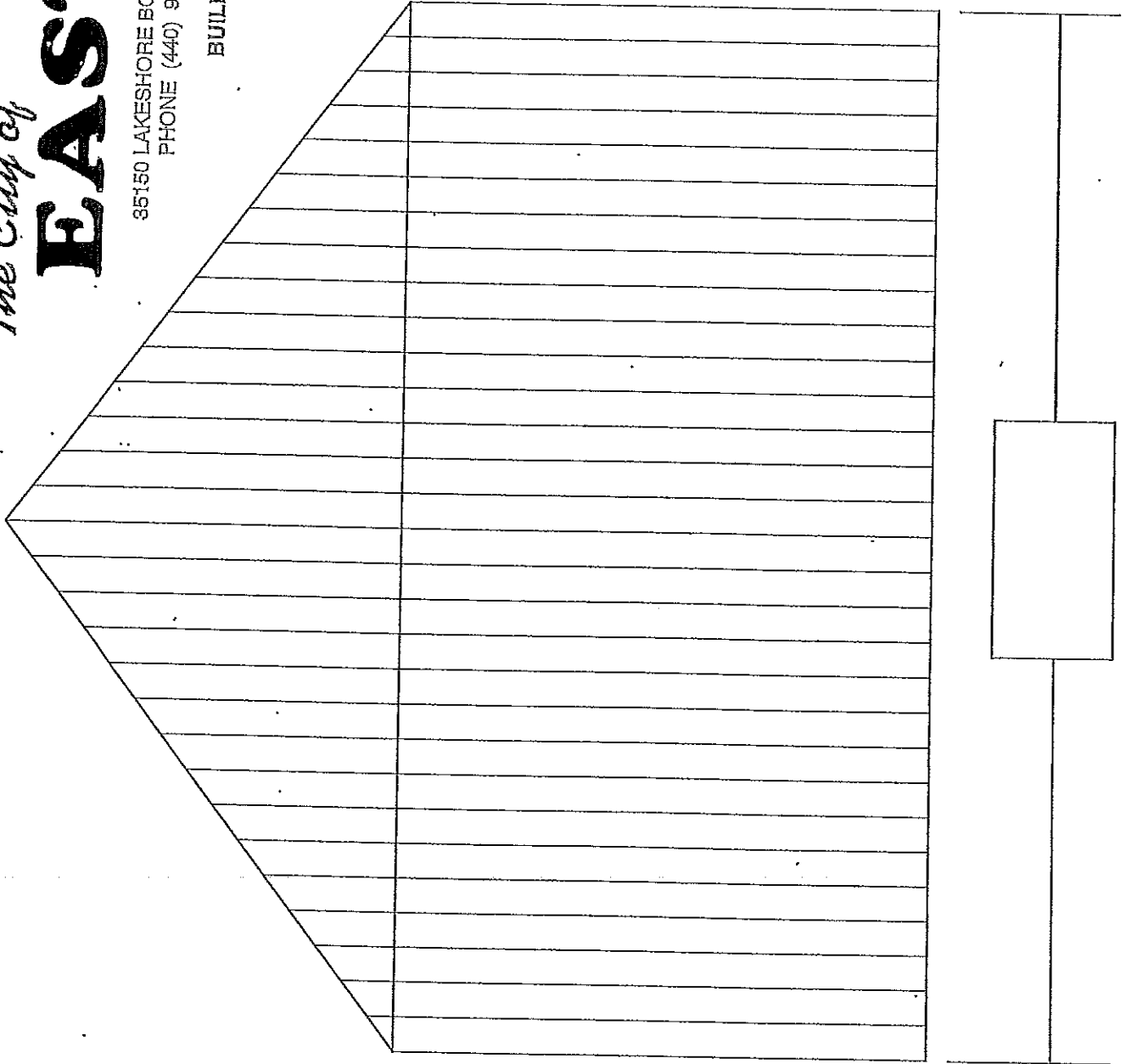
EAST WALL ELEVATION WITH OPTIONAL ACCESS DOOR

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2" x 4" WALL

2" x 6" WALL

REAR WALL ELEVATION