

CITY OF EASTLAKE
BUILDING DEPARTMENT
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GUIDELINE FOR DETACHED GARAGE

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 can be 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.

Many resources are available for 'Detached Garage Designing' at a library, on the internet, local home improvement center, or elsewhere. Please review these guidelines when devising 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. Additionally, two (2) copies of a site plan showing the setback of the detached garage from the property lines and two (2) copies of the detached garage plans.

INSPECTIONS ARE REQUIRED, with a 24 hour notice.

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

- ✓ Zoning (location)
- ✓ Footer – Garage is 600 sq. ft. or less than 12 inches
“ – Garage is 600 sq. ft. or more than 42 inches
- ✓ Electrical
- ✓ Rough Framing
- ✓ Grading (can be performed at time of Final)
- ✓ Final

SITE PLAN/FRAMING:

Rafter or Truss: _____ 2" x 4" Wall: _____ 2" x 6" Wall _____

Total Height: _____ Main Garage Door Size: _____

- Header sized per Table R502.5 (1)
- 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 ½".
- The garage floor shall be sloped to a drain or towards the main vehicle door.

IMPORTANT NOTICE TO ALL HOMEOWNERS

IF YOU OBTAIN THIS PERMIT ON THE BEHALF OF A CONTRACTOR YOU ARE LIABLE FOR ALL WORK INCLUDING ANY VIOLATIONS OR UNFINISHED WORK. ADDITIONALLY, CONTRACTORS MUST BE CURRENTLY REGISTERED WITH THE CITY OF EASTLAKE.

