**Garage Restrictions**

**Inspections** - Open trench and sand inspection

- Final building inspection (Note: a rough building inspection is required if interior walls are to be covered).
- If electric is proposed and electric permit is required, along with inspections performed prior to the final building approval.

**Setbacks** - Front yard: Check Zoning Ordinance

- Side yard: 6’ - 7.5’ minimum
- Rear yard: 5’ minimum
- From house: 10’ minimum

Footing - 12’ x 42’ at wall, if over 400 square feet - 8’ x 42’ for masonry or if attached to main building.

**Concrete** - 2500 psi at 20 days, minimum - 5 bag mix - 5,080 pounds per bag.

**Site Preparation** - Remove all sod and organic materials (roots). Fill material must be in place at the time of trench footings inspection.

**Framing** - 2” x 4” 16” on center or 2” x 6” 24” on center

**Wall Plates** - Double top, pressure treated bottom, walls must be anchored to concrete slab with an approved anchor 6” on center min.

**Wind Bracing** - 1” x 6” at 45° angle let into studs or 1” 1/2” hardboard plywood at each corner (4’x6’ sheets) both sides.

**Headsers - Span**

<table>
<thead>
<tr>
<th>Non-Bearing</th>
<th>Bearing</th>
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</thead>
<tbody>
<tr>
<td>6’</td>
<td>6’ x 6’</td>
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<tr>
<td>8’</td>
<td>8’ x 8’</td>
</tr>
<tr>
<td>10’</td>
<td>10’ x 10’</td>
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</table>

*All approved engineered members - sections 4A and 4B*

**Rafter - Garage Width**

| 18’ | 2’ x 6’ @ 16’ on center |
| 24’ | 2’ x 6’ @ 16’ on center |

**Ridgeboard** - One (1) full rafter bearing (i.e., next normal size larger than rafter).

**Cross Ties/Ceiling Joists** - 2’ x 6’ @ 4’-0” on center

**Corner Studs** - Two (2) minimum

All attached garages (which include any garage within 10’-0” of house) must meet the requirements of the current State of Michigan Residential Code & Ordinance 372, Section 1803 Accessory Buildings.

Attached garages (as defined below) shall have any electrical permit be wired and approved prior to final building inspection.

**Other Items Covered by Code**

- Two (2) #16D nails through plates into studs
- Two (2) nails in 1” x 6” roof boards at each rafter
- Four (4) nails in each shingle
- Jack rafters to hip (3 28D or 2 216D)
- Rafter to ridge (2 nails each)
- Headers over all openings (nails inside of structure)
- Control joints in all two car garage slabs
- Aluminum siding - when uninsulated siding is used, install backer strips at joints
- One (1) x six (6) single lap siding – use one (1) nail at every stud; other types use two (2) nails
- All cross ties must have hanger braces from rafters
- All gable walls must be braced to ridge or gable to gable tie
- 244’ back required above ceiling joist

**Notes**

1. Trusses may be approved for use in the roof framing plan, provided their design utilizes a rational analysis in accordance with well-established principles of mechanics and has been properly tested in accordance with approved methods.

2. Where existing joists are perpendicular to the rafter, overall ties shall be installed to the rafters near the plate line and against not more than 4 feet (O.C.) of siding (when used).

3. This hanger is for illustration purposes only and not to be used as an actual practice.