Detached Garage/Accessory Building Checklist

Mountain View COUNTY

Permit No.

ROOF:
Asphalt shingles ⅜" OSB roof sheathing pre-manufactured engineered trusses @ 24" o/c braced as per manufacturer's specifications

HEIGHT:
16'4" (5 m) maximum peak of roof to be grade level.

WALLS:
Vinyl siding or stucco building paper ⅜" OSB wall sheathing 2 x 4 @ 16" or 24" o/c.

FOUNDATION OPTIONS:
1. accessory buildings up to 592 sq. ft. 4" concrete slab or preserved mud sill
2. accessory buildings up to 728 sq. ft. 4" concrete slab 32 MPa. with 12" x 12" slab thickening around perimeter placed on undisturbed clay or compacted gravel base 3 rows of 15 m rebar.

EAVES:
18" maximum when less than 3' side yard

CLEARANCE:
6" minimum untreated wood to grade

Please check off garage construction details as listed below.

Roofing Material
Asphalt Shingles
Cedar, Pine Shakes/Shingles
Metal Roofing
Other Specify:

Roof Sheathing
Min. ⅜" OSB or plywood
Note: OSB or plywood less than ½" requires
 H Clips and ridge blocking
½" OSB or plywood
Other Specify:

Roof Framing
Pre-manufactured Engineered Truss
Stick Build Rafters (provide details)

Exterior Finish
Vinyl Siding
Stucco
Metal Siding
Other Specify:

Foundation
4" Slab with Thickened Edges
Strip footing & 4' frost wall

Wall Sheathing
⅜" OSB
⅜" plywood
½" plywood
½" OSB
Other Specify:

Wall Framing
2 x 4 @ 16" o/c
2 x 4 @ 24" o/c
*Max wall height 9.8 ft (3.0 m)
2 x 6 @ 16"/24" o/c
Insulated walls & ceiling

Accessory Building Door Beam
Length:
Depth: # of Ply's
    Built Up   Engineered

Accessory Building Door Size:
Direction of Trusses
Trusses parallel to overhead door opening
Trusses perpendicular to overhead door opening

Other Foundation (details, engineering)
On Skids

Please Note:

Windows cannot be placed in a wall that is closer than 4 feet to property line.

If the roof framing members transfer roof loading to the overhead garage door beam, specify the size of the garage door beam.

Large opening size (doors over 20 feet wide) garage door beams without roof loading must be minimum size 2 - 2 x 12 c/w a minimum of 3" bearing.

Maximum size of detached garage on a slab thickening foundation is 728 sq. ft. with truss span not exceeding 28 feet. Oversized garage will require review and approval by a Safety Codes Officer.

Walls to be secured to slab with ½" anchor bolts at 8' on center maximum.

A lighting outlet with a fixture shall be provided for detached garage

Cannot build over an underground gas line.

Interior Development
NOTE: A separate permit is required for each of these items (if applicable)
Electrical   Gas   Plumbing   Other (specify):