

ROCHESTER, NEW HAMPSHIRE

DEPARTMENT OF
BUILDING AND LICENSING SERVICES
TELEPHONE: 603-332-3508

Website: www.rochesternh.gov
Online Portal: <https://rochesternh.portal.opengov.com/>

Attached Garage Handout

Based On 2018 ICC IRC
For Residential Use Only

Diagram illustrating the layout and dimensions of an attached garage structure.

Dimensions:

- Overall Width: Dimension _____
- Overall Height: Dimension _____
- Side Wall Segment Width (Left): Dimension _____
- Side Wall Segment Width (Right): Dimension _____

Structural Requirements:

- Indicate ☐ Truss/Rafter Direction (Check One)
- Floor Must Slope Toward Garage Doors
- Header (____) _____"x_____"
Example (3) 2"x10"
- Full-height sheathed wall segments to either side of garage openings that support light frame roof covering dead loads of 3 psf or less shall be permitted to have a 4:1 aspect ratio, Min 2 Feet, or other prescriptive methods as approved by the APA.

Foundations:

Single Story, 600 sq ft ($24' \times 24' = 576$), or Smaller
May Go On A Floating Monolithic Slab.

A Story And One-Half And/Or Larger Than 600 sq ft
Must Have A Minimum Of A 4 Foot Frost Wall.

Single Story Minimum of
2"x4" @ 16" On Center

One and A Half Story Minimum of
2"x6" @ 24" On Center



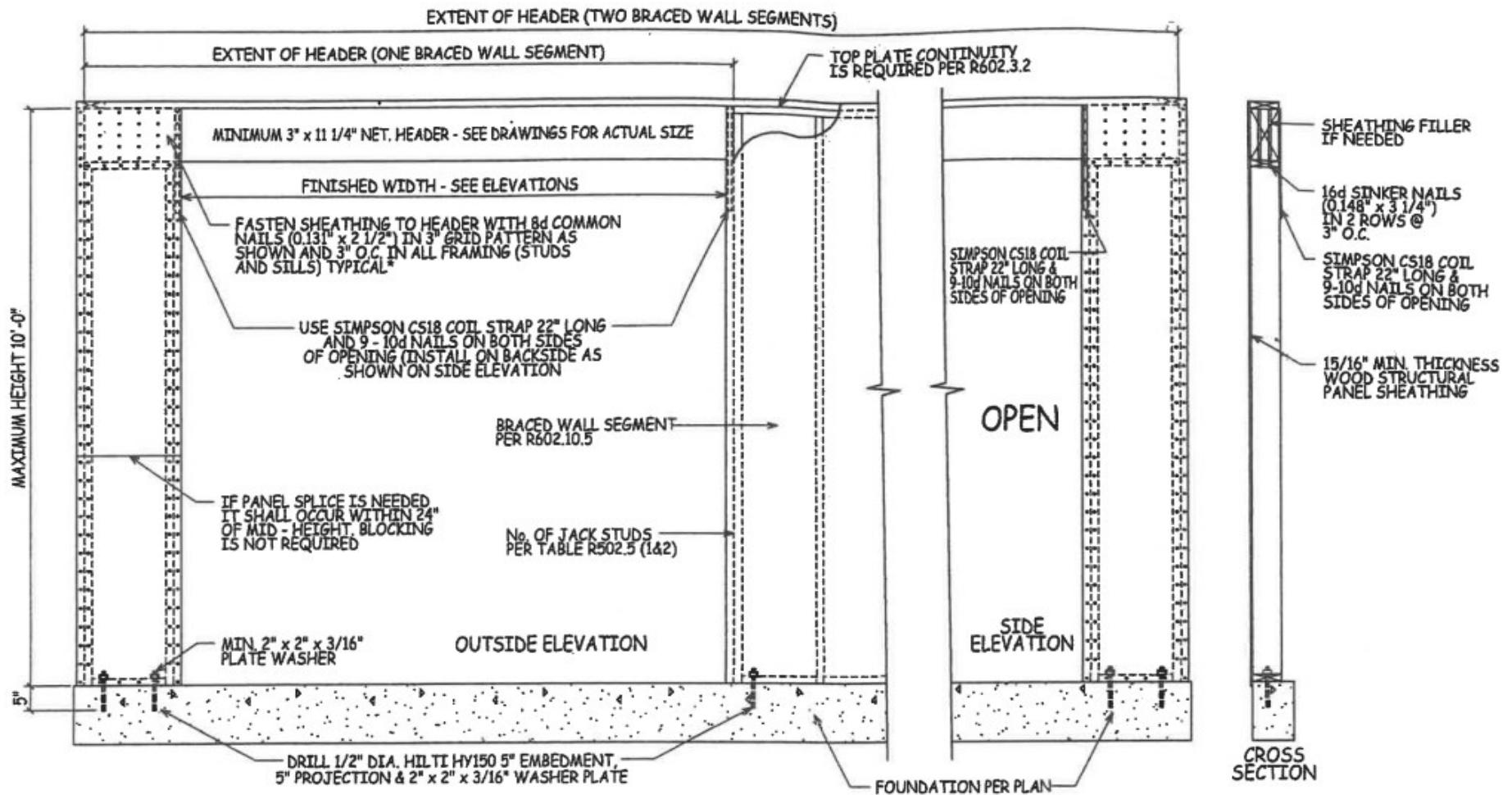
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NARROW WALL OVER CONCRETE OR MASONRY BLOCK FOUNDATION

FIGURE R602.10.3.4

DETAIL AT GARAGE OVERHEAD DOORS

NOT TO SCALE



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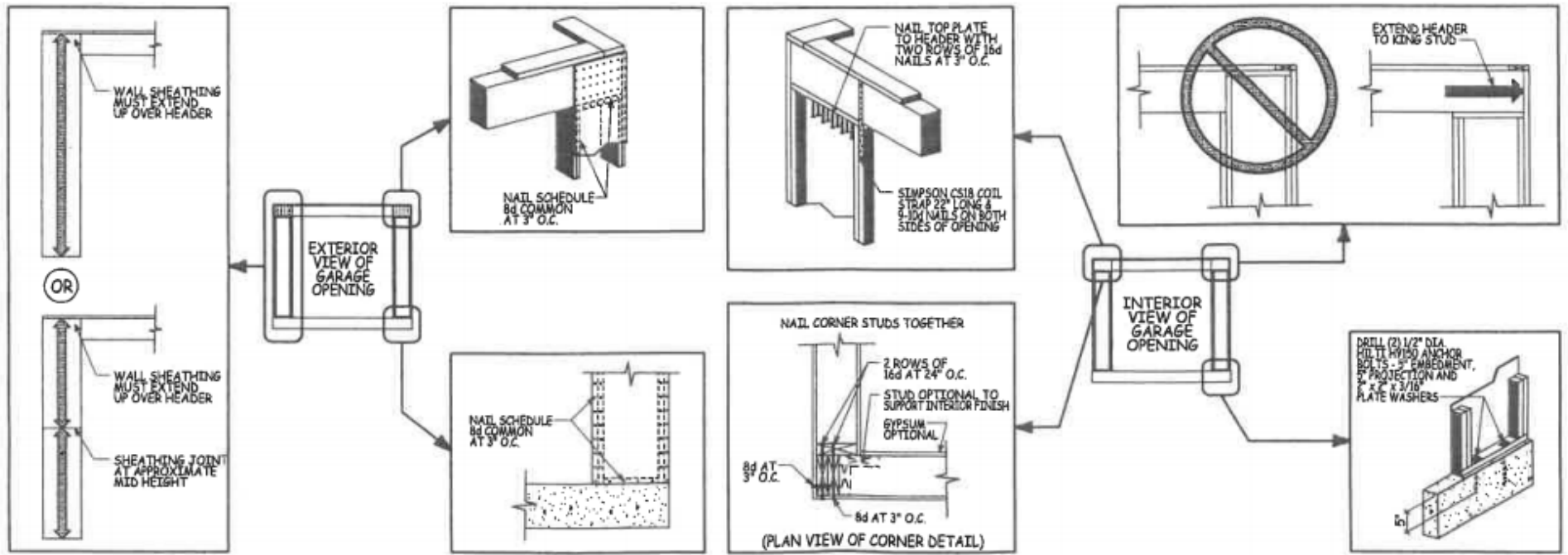
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APA NARROW WALL BRACING METHOD FRAMING TIPS (FORM F435)

THE APA NARROW WALL BRACING METHOD IS A SIMPLE, SITE - BUILT SOLUTION THAT ALLOWS BUILDERS TO CONSTRUCT SEGMENTS AS NARROW AS 16" NEXT TO A WINDOW AND DOOR OPENINGS. BE SURE TO CHECK FOR THESE ESSENTIAL DETAILS WHEN CONSTRUCTING THE APA NARROW WALL BRACING METHOD AROUND GARAGE OPENINGS



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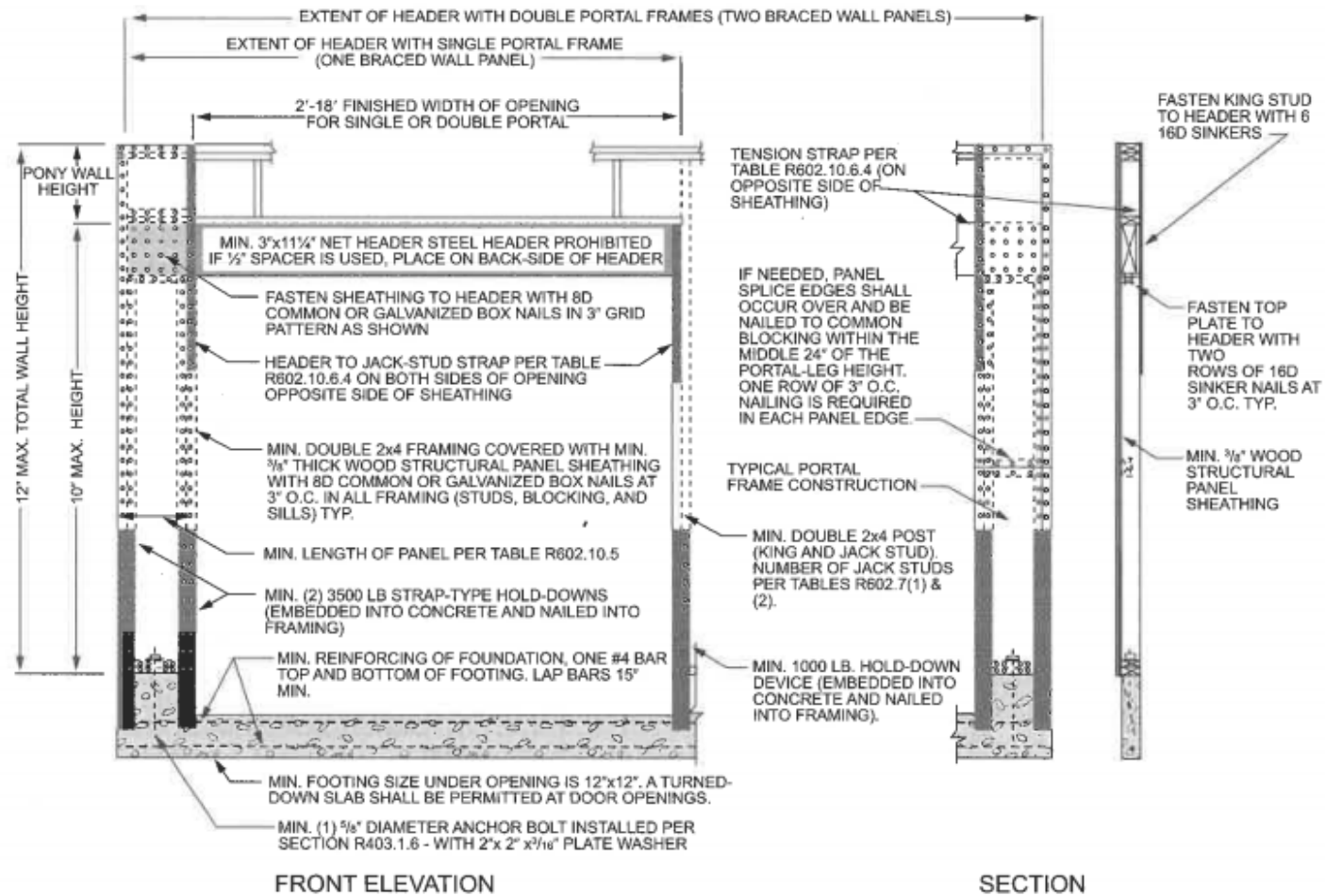
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WALL CONSTRUCTION



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS



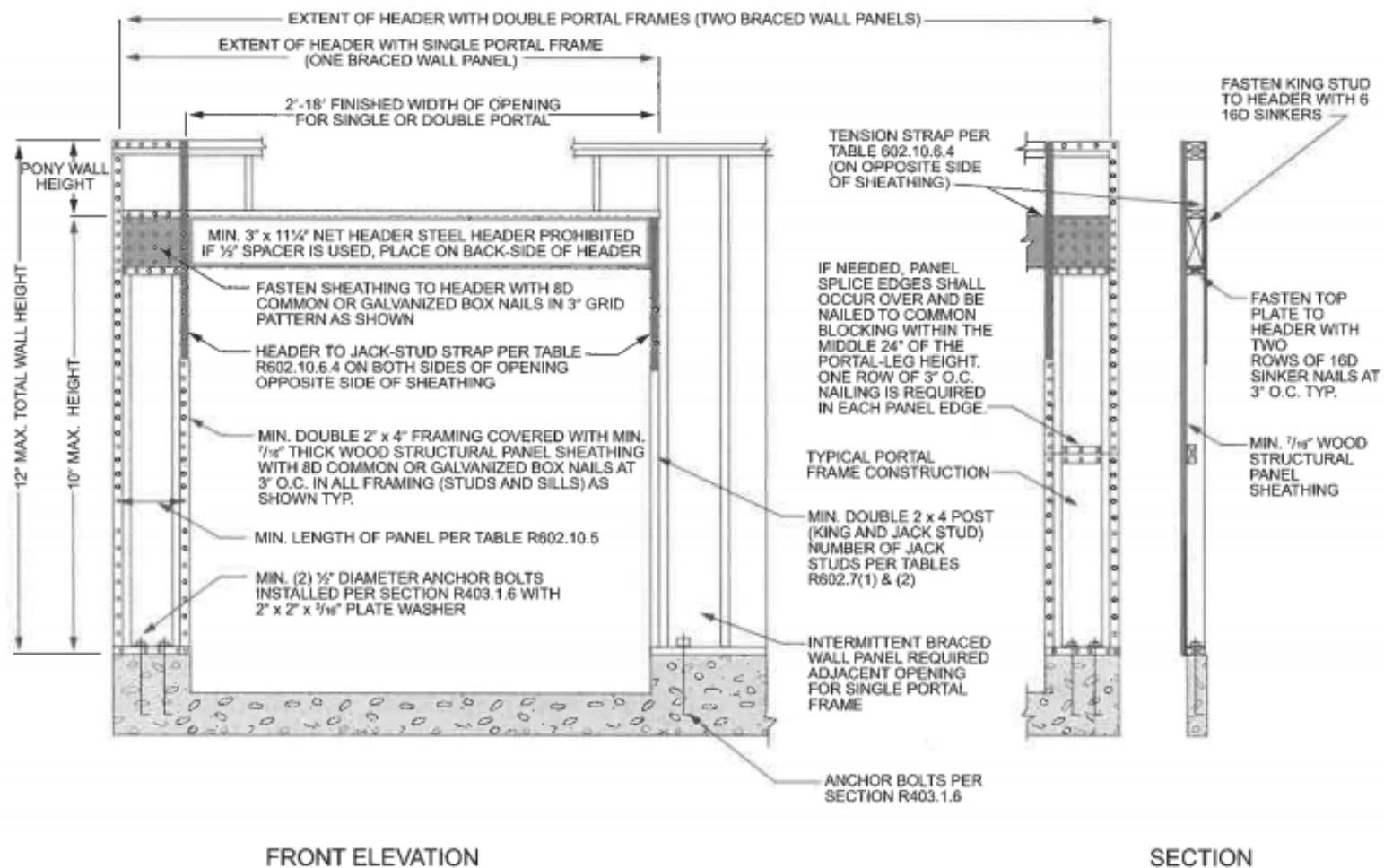
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For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C



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Minimum Setbacks:

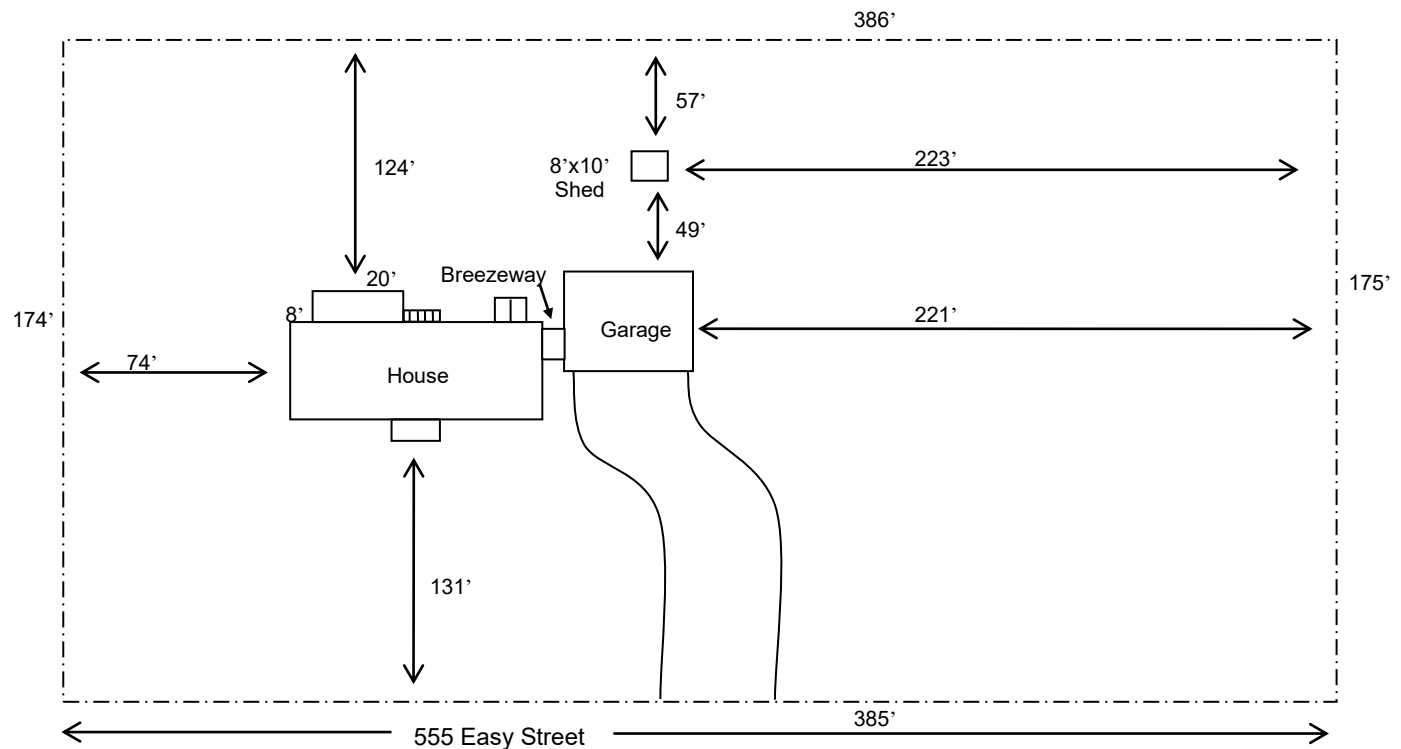
| | Front Yard | Side Yard | Rear Yard | Distance From Other Buildings/Structures |
|------------------------------------|---------------|--------------|--------------|---------------------------------------------|
| Agricultural | 20' | 10' | 20' | 10' |
| Residential 1 | 10' | 10' | 20' | 10' |
| Residential 2 (Single & 2 Family) | 10' | 8' | 20' | 10' |
| Residential 2 (3, 4& Multi-Family) | 15' | 10' | 25' | 10' |
| Mobile Home Park | 20' | 15' | 15' | 10' |

The Side and Rear Yards For Garages (Residential Use Only) In The Agricultural, Residence 1, And Residence 2 Districts Can Be Reduced by Special Exception, As Provided For In Section 275-22.3(f)

A site plan must accompany the application for the Garage.

Steps To Obtain Building Permit

- ☐ Complete Page One And Two Of This Guide
- ☐ Fill Out Building Permit Application
- ☐ Provide Plot Plan On Back Of Building Permit Application
- ☐ Submit All Forms To The Department Of Building Safety With Payment



Sample Site Plan

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