


Height \_\_\_\_ Ft. \_\_\_\_ In.

Rafter \_\_\_\_ "x \_\_\_\_"  
@ \_\_\_\_ " On Center  
(Example: 2"x10"@16"o.c.)

Pitch \_\_\_\_ " 

Sheathing \_\_\_\_  
(Example: 1/2" O.S.B)

Underlayment \_\_\_\_  
(Example: 1 Layer 15# Felt)

Ridge Board \_\_\_\_ "x \_\_\_\_"  
Example 2"x10"

Roof Covering \_\_\_\_  
(Example: 3 Tab Shingles)

Span \_\_\_\_ Ft. \_\_\_\_ In.

Ceiling Joist \_\_\_\_ "x \_\_\_\_"  
@ \_\_\_\_ " On Center  
(Example: 2"x10"@16"o.c.)

Double \_\_\_\_ "x \_\_\_\_" Top Plates  
(Example: 2"x6")

Header (\_\_\_\_) \_\_\_\_ "x \_\_\_\_"  
Example (3) 2"x10"

Span \_\_\_\_ Ft. \_\_\_\_ In.

Wall Studs \_\_\_\_ "x \_\_\_\_"  
@ \_\_\_\_ " On Center  
(Example: 2"x6"@16"o.c.)

Ceiling Height \_\_\_\_ ' \_\_\_\_"  
(Example: 12' 4")

Bottom Plate  
Must Be Treated  
Wood or Decay  
Resistive Wood If  
Is Less Than 8"  
Above Grade.

1/2"x10" Steel Anchor  
Bolts 6'-0" On Center  
Maximum, 7" Minimum  
Penetration. Maximum  
12" From Corner And  
12" From Each Plate  
End.

3 1/2" Minimum Concrete

Siding \_\_\_\_  
(Example: T-111)

Wall Sheathing \_\_\_\_  
(Example 1/2" Plywood)

Sill Plate \_\_\_\_ "x \_\_\_\_"  
(Example 2"x6")

Foundation Type  
☐ Slab ☐ Frost Wall ☐  
(Check One)

Stem Wall Height \_\_\_\_"  
(Example: 50")

Footing Size \_\_\_\_ "x \_\_\_\_"  
(Example 10"x16")

6" Min

12" Min

8"

3"

6" Min

48" Min

☐ Check If Garage Is Heated  
Complete This Section Only If Garage Is Heated

Wall Insulation \_\_\_\_  
(Example: R-19 Fiberglass)

Ceiling Insulation \_\_\_\_  
(Example: R-38 Fiberglass)



## ROCHESTER, NEW HAMPSHIRE

DEPARTMENT OF  
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TELEPHONE: 603-332-3508

Website: [www.rochesternh.gov](http://www.rochesternh.gov)

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# Detached Garage Handout

Based On 2018 ICC IRC  
For Residential Use Only

Diagram illustrating the layout and dimensions of a detached garage. The diagram shows a rectangular structure with a central area for the garage opening. Key labels and dimensions include:

- Top Dimension:** Dimension \_\_\_\_\_
- Right Dimension:** Dimension \_\_\_\_\_
- Bottom Left Dimension:** Dimension \_\_\_\_\_
- Bottom Right Dimension:** Dimension \_\_\_\_\_
- Internal Labels:**
  - Indicate ☐ Truss/Rafter Direction (Check One)
  - Floor Must Slope Toward Garage Doors
  - Header (\_\_\_\_) \_\_\_\_\_"x\_\_\_\_\_"  
Example (3) 2"x10"
- Bottom Note:** 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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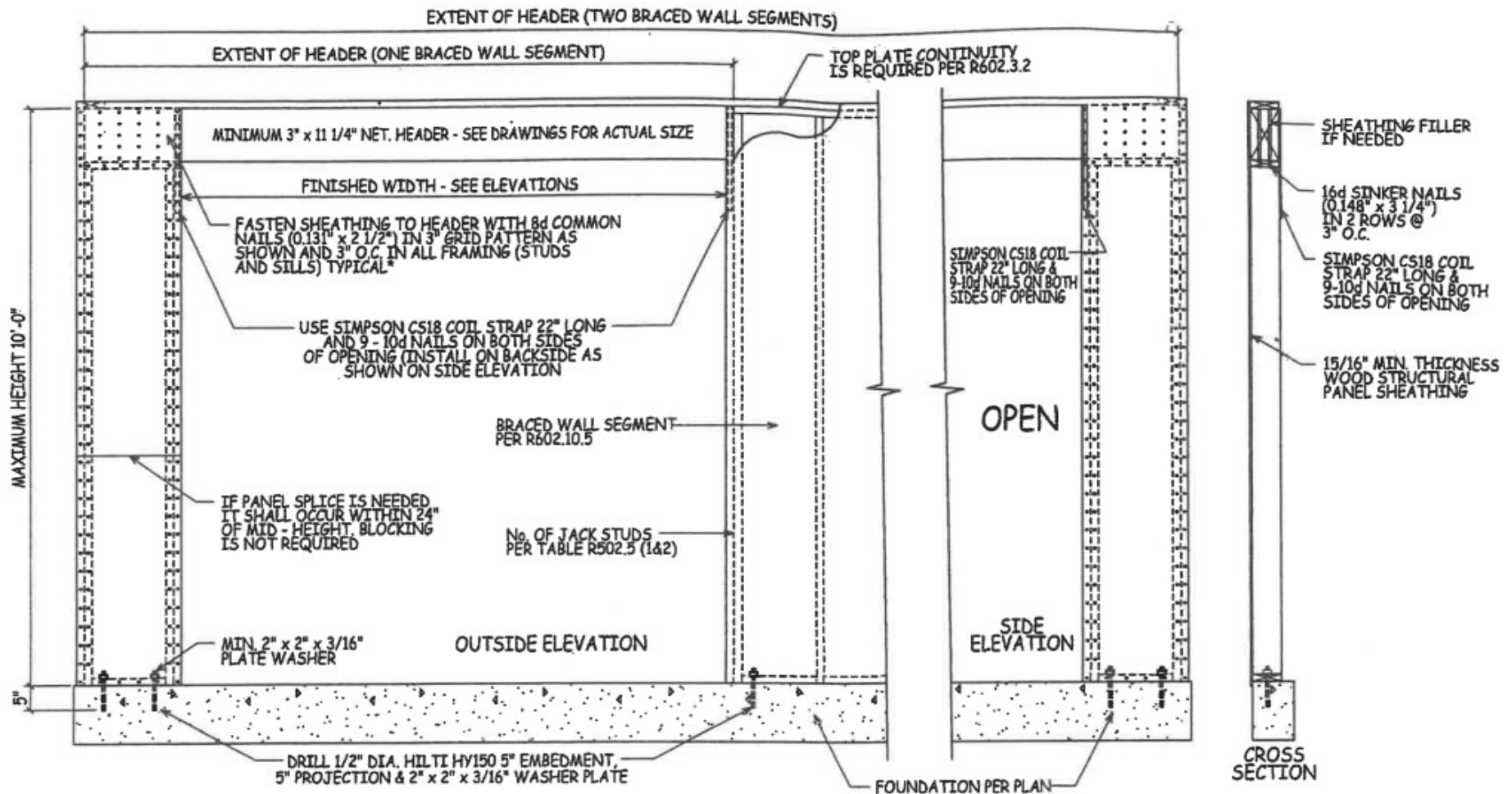
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NARROW WALL OVER CONCRETE OR MASONRY BLOCK FOUNDATION

FIGURE R602.10.3.4

DETAIL AT GARAGE OVERHEAD DOORS

NOT TO SCALE



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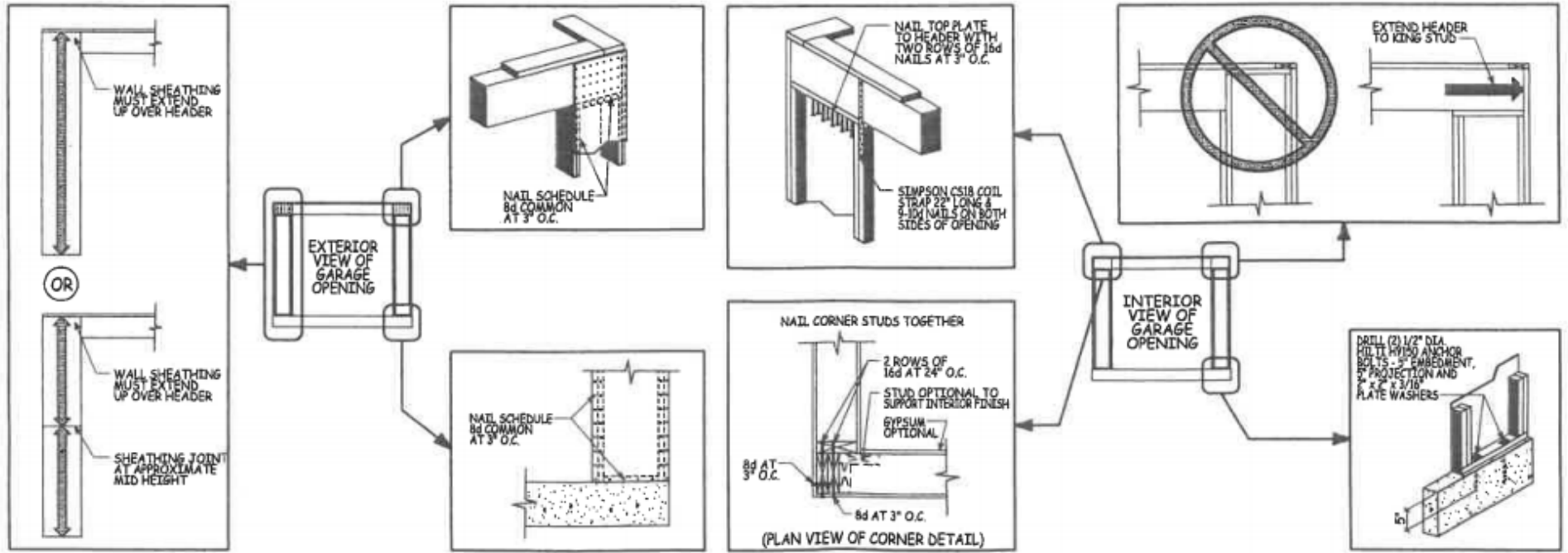
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### APA NARROW WALL BRACING METHOD FRAMING TIPS (FORM F435)

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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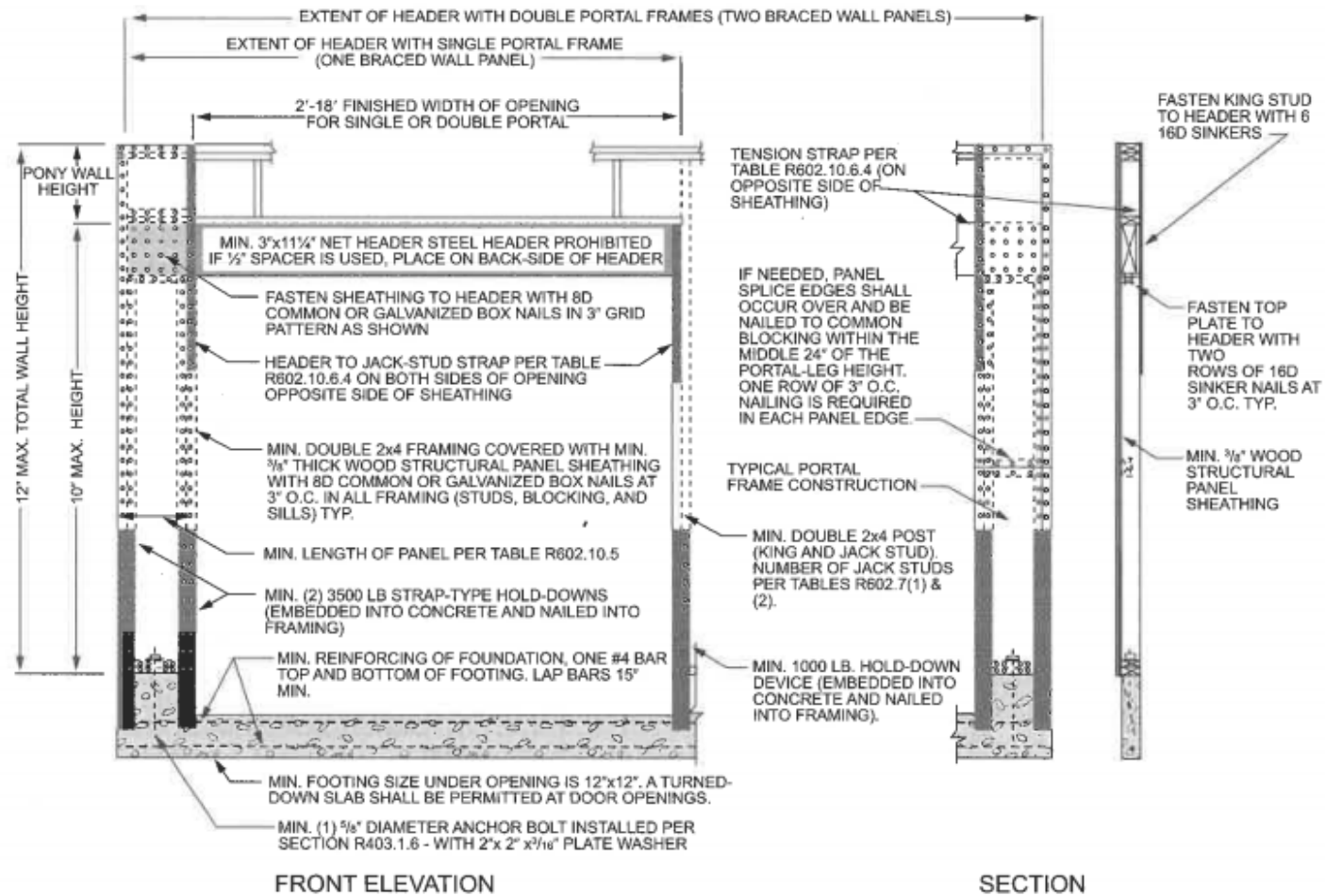
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## WALL CONSTRUCTION



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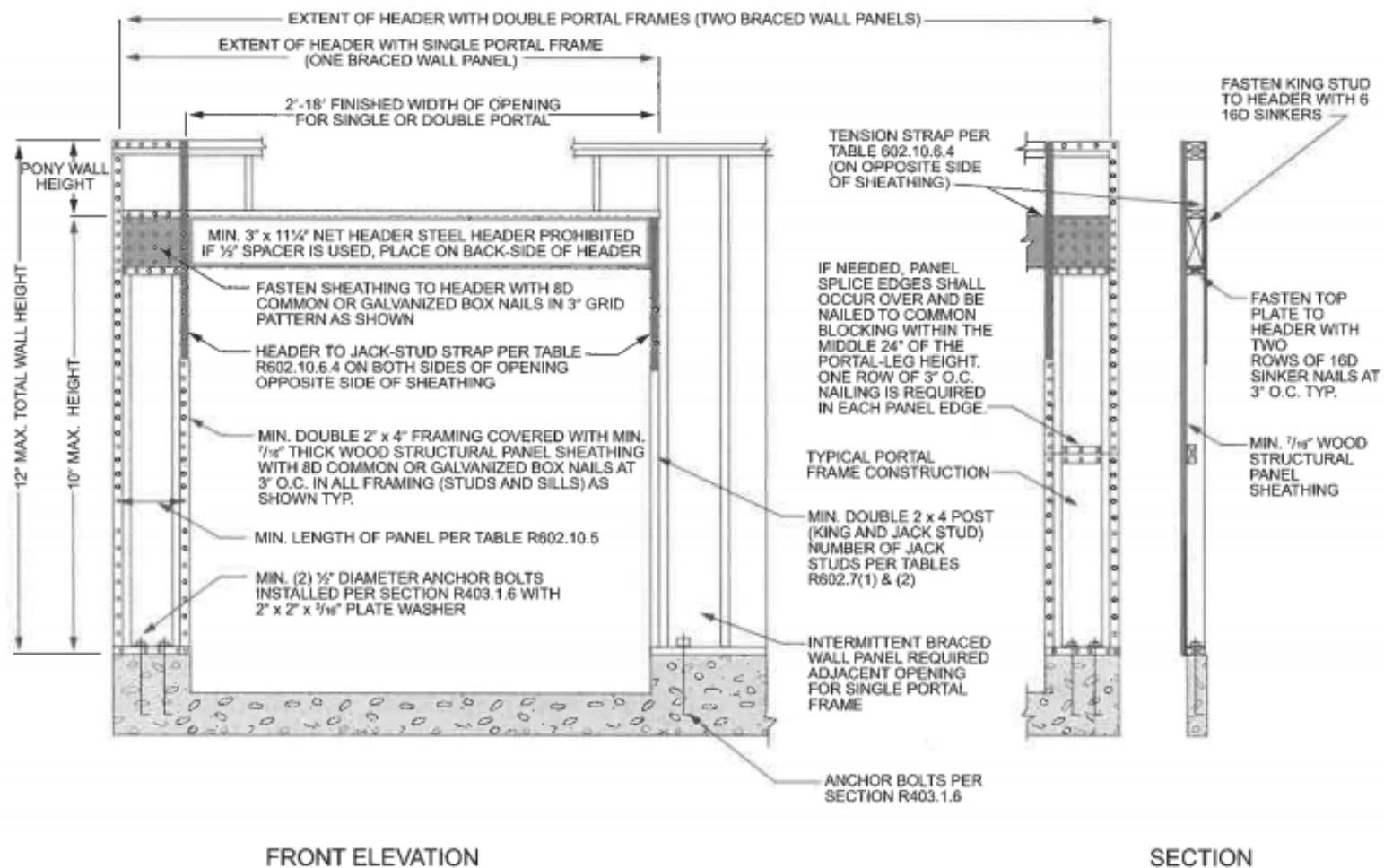
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For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**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:

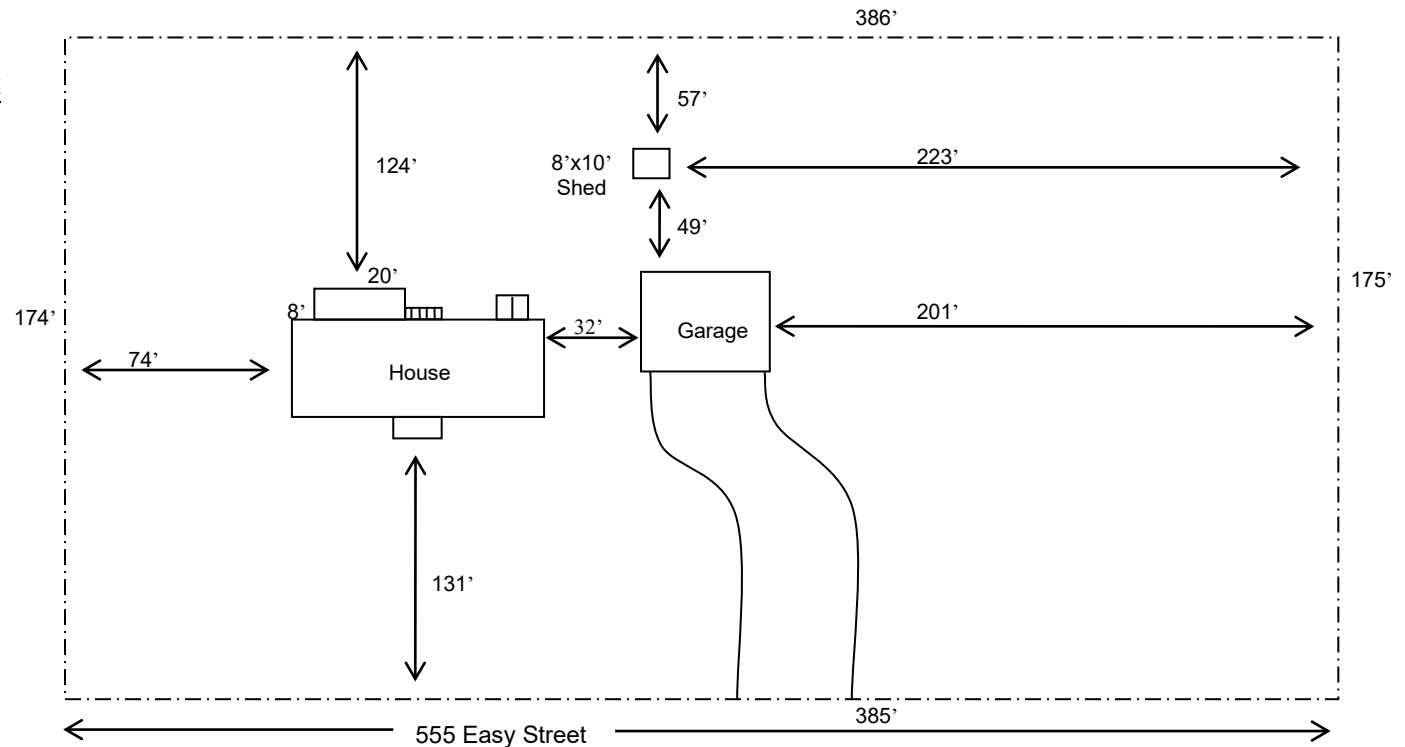
	Front Yard	Side Yard	Rear Yard	Distance From Other Buildings/Structures
Agricultural	20'	10'	20'	10'
Residential 1	10'	10'	20'	10'
Residential 2 (Single & 2 Family)	10'	8'	20'	10'
Residential 2 (3, 4 & Multi-Family)	15'	10'	25'	10'
Mobile Home Park	20'	15'	15'	10'

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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