

Detached Garage Guidelines

Applicants must submit a building permit application, site/survey plan and construction drawings. Drawings must indicate location, nature and extent of work proposed and show in detail how it will conform to relevant codes and ordinances. A garage proposed to be constructed in the flood zone requires a Soil Erosion Permit from the St. Clair County Road Commission BEFORE a permit will be issued by the city, and must meet the requirements of the Michigan Residential Code for flood resistant construction. Separate permits required for electrical, mechanical and plumbing. Requirements:

ANCHOR BOLTS: 8" long x 1/2" diameter and shall extend a minimum of 7" into concrete or masonry. Bolts shall be spaced a maximum of 6' on center and within 12" of plate ends.

COLLAR TIES: 1" x 6" at 48" on center.

CONCRETE FLOOR: 3,500 pounds per square inch at 28 days.

CORNER STUDS: Three (3) stud corners required.

DOOR & WINDOW HEADERS: Per 2015 Michigan Residential Code.

FOOTING DEPTH: Structures 400 square feet or less or ten (10) feet in height must have 4" x 24" rat wall below slab. Structures over 400 square feet or ten (10) feet in height must have 42" unexposed footing below slab. Width established by 2015 Michigan Residential Code.

HEIGHT: Not to exceed a mean height of fourteen (14) feet.

DOOR & WINDOW HEADERS: Per 2015 Michigan Residential Code.

LOCATION: Must be in rear yard. No closer than ten (10) feet to any main building. No closer than 3 feet to any side or rear lot line. Cannot be in dedicated easement or right-of-way.

LOT COVERAGE: Total square footage of ALL structures shall not exceed 35 % of lot size.

OVERHANG: Not to exceed 6" in side yard requirements.

RAFTERS: Per 2015 Michigan Residential Code.

RIDGE BOARD: One full rafter bearing.

ROOF SHEATING: 1" boards or approved exterior plywood.

SIDING: Pressure treated if less than 6" from exposed ground. Materials to be approved by Building Inspector.

SITE PREPARATION: Remove all sod/vegetation. Fill Shall be free of vegetation and foreign material.

SIZE: Maximum 720 square feet.

WALL PLATES: Top doubled, bottom plate must be pressure-treated if less than 8" from exposed ground.

WALL TIES: 14' wide or less - 2" X 4", 48" on center. Over 14' wide - 2" x 6",48" on center, with 1" x 6" in opposite direction.

WIND BRACING: Required at each corner.

REQUIRED INSPECTIONS (MINIMUM 24-HOUR NOTICE REQUIRED):

1. Trench inspection required BEFORE concrete is poured.
2. Final Inspection upon completion and after clean up.
3. Inspections for electrical, mechanical and plumbing.