

PRIVATE GARAGE CONSTRUCTION

City of Allen Park

Building Department
16850 Southfield Rd. Allen Park, MI 48101
Phone: 313-928-4443



OBTAIN PERMIT BEFORE STARTING WORK.

LEGAL DESCRIPTION AND LOT SURVEY MUST BE SUBMITTED WITH APPLICATION BEFORE PERMIT CAN BE ISSUED.

FOUNDATION: If the proposed detached garage is less than 600 ft² in area and less than 13 feet in height, a 12" deep ratwall is required.

If the proposed detached garage is 601 ft² or more, or has height of 13 feet or more, an 8"x42" footing with one #5 or two #4 bars in the middle third of the footing depth is required.

Structures attached to a dwelling require footing of 12" x 42".

All loose clay or sod must be removed and refilled with not less than 4" of sand; well tamped and 4" of concrete.

The top of the garage floor should not be more than 3" above the grade of the house.

LOCATION: Alley at rear – 1' from rear lot line. On easement line if alley is vacated.

Easement rear lot line – No structure other than fence permitted on any easement without Council permission.

Side lot setbacks must be maintained when garage is attached.

Three (3) feet from side lot line with window; two (2) feet *without* window.

Corner lots conform to cross street setback of dwelling or to setbacks immediate area, providing there is 10' between building adjacent properties.

GARAGE SIZE:

*House, garage and shed (if applicable) shall not exceed, in area, 35% of the total lot size.

At least 50% of the rear yard must be green belt (grass, landscaping, dirt, gravel, etc.)

The garage shall not exceed 15' in height measured to the highest point. The garage may not be closer than 10' to the house or deck which is attached to the house.

Overhead Lines: All overhead lines (cable, phone and electric) must be at least 3' off the roof.

PRIVATE GARAGE CONSTRUCTION (continued)

Frame garages may be built with 2" x 4" studs, 16" on center with 3/4" wood siding or 1/2" sheathing and aluminum siding with wind braces.

In buildings with any one wall having openings exceeding 15% of the area, the wall shall be braced by not less than one piece 1" x 4" continuous brace let into the studs.

The studs must have a bottom plate of at least one 2" x 4" and top plate of at least 2 – 2" x 4"s and the bottom plate must be bolted to the slab or foundation with 1/2" anchors spaced no more than 6' apart and 12" from the corners

If anchor strips are used, manufacturer's specs must be adhered to.

Wind braces are required. Plywood corners will act as wind bracing.

Framing over the openings must be of the following sizes with the long dimensions on the horizontal spans less than 4' – two 2" x 4" 's; spans from 4' to 6' – two 2" x 6" 's; spans from 6' to 8' – two 2" x 8" 's; spans from 8' to 10' – two 2" x 10" 's; spans from 10' to 16' – three 2" x 12" 's or two 2" x 12" 's and garage channel

Width of Garage	Pitched Roof	Flat Roof
Up to 12'	2" x 4" – 16" on center	2" x 6" – 16" on center
12' to 16'	2" x 6" – 16" on center	2" x 8" – 16" on center
Over 16'	2" x 6" – 16" on center	2" x 10" – 16" to 18" on center 2" x 12" – 16" to 22" on center

The heel or rake of all roof rafters must have full bearing of double wall plate or on a bonding plate not less than 2" x 6" securely bolted to the top course of the blocks.

Masonry garage walls must be 8" in thickness if not more than 9' in height; providing lateral support is provided by anchoring the roof and joints.

No wood shall be used to support masonry including the use of wood lintels over openings if the masonry extends above the lintels.

FIRE PROTECTION:

Private garages located beneath a one or two story dwelling or attached thereto shall have walls, partitions, floor and ceiling separating the garage space from the dwelling constructed with masonry or Fire Rated Drywall. The door opening protection shall be metal-sheathed door on garage side or 1 3/8" solid core wood, one opening only.

Floor must slope to garage door in case of gas leak.

No garage shall be used for living purposes.

INSPECTIONS: Two (2) - Footing/Forms and Final.

CONCRETE: 4000 lbs. per square inch at 28 days; 6 bag minimum;
5 – 5 1/2 gallons water per bag.

PRIVATE GARAGE CONSTRUCTION (continued)

PREPARING SITE: Sod to be removed before placing concrete.

FINISH: Concrete exposed to weather – floated and light broom finish.

BOLTS: Anchoring bolt – six feet apart – ½” diameter and 2” above concrete.

HEADERS OVER WINDOWS: If no stud cut – header not necessary, in openings up to 4’ – 2 x 4’s permitted.

COLLAR TIES: Every 4’.

CROSS TIES: Minimum 8’, Over 16’ 4” with 1 tie opposite direction.

NAILING: 6” boards – 2 nails; over 6” to 8” – 3 nails.

SHINGLE NAILING: As per manufacturer’s recommendation; **NO STAPLES.**

BRICK VENEER GARAGES: Sheet on either side of studs.

MASONRY GARAGES: Brick and slab – metal ties – walls to finish with slab and 2” x 8” plate bolted, every 8 feet.