

REQUIREMENTS TO OBTAIN A BUILDING PERMIT

GARAGE

This list is provided as a guide to help you understand the information that must be contained on the construction drawings. *Please submit **all** of the required information to avoid delays in the permit process.*

Please remember separate permits are required for: Electrical, Plumbing and Mechanical (heating & cooling, ductwork, gas piping, wood or gas fueled stoves and propane tanks).

Garage construction drawings submitted for review must contain the following information:

1. **Two sets of construction drawings** meeting the following requirements:
 - ✓ Drawn to scale in a draftsman-like manner. Scale not less than 1/8" = 1 '0"
 - ✓ Drawings must be clear and readable

2. **Two sets - Site plan drawings** must contain the following information:
 - ✓ Size and location of new construction and existing structures on site
 - ✓ Distance from lot lines to all structures
 - ✓ Location of septic, well, driveway, county drains, easements and road right-of-way
 - ✓ Flood plain sites require special construction methods (if applicable)

3. **Two sets - Foundation plan drawings** must contain the following information:
 - ✓ Footing width
 - ✓ Foundation wall type, thickness, and height, include any reinforcement
 - ✓ Anchor bolt size and spacing or sill strap size and spacing
 - ✓ If attaching to an existing building, show depth of existing foundation
 - ✓ Garage floor thickness, vapor barrier and base under floor

4. **Two sets - 1st and 2nd floor plan drawings** with the following information:
 - ✓ Full dimensions and use of all areas if divided
 - ✓ Ceiling height of all areas
 - ✓ Size and location of all doors and windows
 - ✓ Window & door header material, size, span and number of jack studs under each end
 - ✓ Details of required separation between house and attached garage

5. **Two sets - Building or wall section drawings** with the following information: (Depending on the complexity of your project, more sections or details may be required.)
 - ✓ Footing and foundation wall size, type and height
 - ✓ 1st and 2nd floor ceiling height
 - ✓ Location of finish grade

Two sets - Wall construction details

- ✓ Interior finish and thickness
- ✓ Insulation, wall and ceiling
- ✓ Type of wall sheathing and thickness
- ✓ Size and spacing of wall studs
- ✓ Height of wall, bottom plate to ceiling
- ✓ Type and thickness of floor sheathing (if applicable)

- ✓ Type of exterior covering (siding)

6. Two sets - Building Elevations

- ✓ Front, sides and rear with roof pitch

7. Two sets – Roof framing indicating the location, direction, size, spacing, span and lumber species of all roof and ceiling framing member.

- ✓ Show where support for all concentrated loads from ends of hip and valley rafters, ridge boards, cantilevers and girder truss.
- ✓ Show how new roof will tie into existing (if applicable)
- ✓ Roof sheathing type and thickness
- ✓ Roof pitch
- ✓ If garage is to be heated ice shield is required
- ✓ If a ceiling is installed roof ventilation and a attic access 22" x 30" is required

TRUSS LAYOUT AND DESIGN DRAWINGS MUST BE ON SITE FOR ROUGH INSPECTION.

All doors and stairs must have a landing at each side. These must be the width of the door or stair served and 36" out either. The landing can not be more than 8" below the door threshold. This includes side hinged doors only.

If garage is to be attached to a house a 20 minute door (*no openings in door*) must be used between house and garage. Drywall must be applied to wall on garage side of house/garage separation wall to roof deck. The drywall must be ½" minimum thickness. Habitable space above garage must be protected with drywall also. No windows, ducts or other penetrations can be located in the separation wall.

Attached garages must have one light inside and one outside each service door controlled by switches. One outlet inside garage that must be ground fault interrupter protected. This must be inspected and approved before building can be occupied. Detached garages with electrical service require the same as above.

HUD MODELS CAN NOT BE ALTERED WITHOUT ENGINEERED DRAWINGS SIGNED AND STAMPED.

HUD MODELS CAN NOT SUPPORT ADDITIONS, THEY MUST BE STRUCTURALLY SEPARATE.

Please note this is not an all-inclusive list. Depending on the type and complexity of your project, more details or engineering by a state licensed Architect or Engineer may be required.

These other documents may be required before a building permit can be issued:

- Driveway permit – contact Saginaw County Road Commission – 989-752-6140
- Building permit application – 989-777-0940
- Zoning permit application – 989-777-0940
- Soil and Sedimentation Control Permit – contact Saginaw County Public Works Commission 989-790-5258 within 500 feet of water (lake, county drain, river) or disturbing more than a acre.
- Miss Dig for underground utility locations – 800-482-7171
- Any Michigan Department of Environmental Quality permits that may be required. 989-686-8025