

Checklist for residential garage drawings

(Be sure the following information is included on both sets of permit drawings.)

- A. DESIGN CRITERIA - Minimum scale of 1/4" to 1' for all drawings
 - Indicate attached or detached
 - Metal framed garages require sealed engineered drawings
 - Metal framed garages with sealed designs will require sealed foundation designs
- B. LOCATION ON LOT
 - Distances to other structures on the property within 10'
 - Indicate if located in flood zone - indicate zone classification
 - Indicate if located in an area of geo-technical concern
- C. FLOOR PLANS
 - Entire floor plan of garage
 - Uses and dimensions of all areas
 - Indicate location and sizes of all doors and windows
 - Location of any stairs
- D. FRAMING INFORMATION
 - * Foundation - Indicate type to be used - conventional or monolithic pour
 - * Footing Details
 - Depth of footing bottom to finished grade - minimum 24"
 - Depth of footing bottom to finished grade if located in an area of geo- technical concern - minimum 48"
 - Thickness of footing
 - Width of footing
 - Size, spacing and location of isolated footing for support footings
 - * Foundation Walls
 - Type of wall - poured concrete, CMU, etc.
 - Thickness of wall - minimum 6"
 - Height of wall
 - Type of foundation anchors - sill plat anchors
 - * Wall Construction
 - * Type of wall system to be used
 - Wood framed wall system
 - Provide the species and grade of lumber to be used
 - Height and spacing of the studs
 - Provide a wall layout that indicates opening locations
 - Indicate the type of exterior sheathing to be used
 - Indicate the type of veneer to be used
 - Indicate the type of water resistive barrier to be used
 - Masonry wall system

- Provide wall height
- Provide the height of the unbalanced fill against wall
- Provide the size and spacing of reinforcement to be used
- Provide the size and the lintels to be used above any opening in the wall
- Conventional concrete wall system
 - Provide thickness of the wall
 - Provide the wall height
 - Provide the size and spacing of vertical reinforcement
 - Provide the size and spacing of horizontal reinforcement
 - Provide detail for reinforcement placement at wall openings
- * Floor Construction - if provided
- * Type of floor system to be used
 - Wood framed floor system
 - Provide species and grade of lumber to be used
 - Size and material of support beams
 - Span of support beams
 - Depth of beam pockets
 - Size and material of support posts
 - Size of floor joist
 - Spans for floor joist
 - Spacing for floor joist
 - Location and spans of any cantilevers
 - Layout for engineering lumber floor systems
 - Location and size of provided bridging
 - Stairs or Attic access - if provided
 - Stairs
 - Location
 - Framing details
 - Attic access
 - Location
 - Size
 - Pull down stairs - if provided
- * Roof Construction
- * Indicate type of roof to be used
 - Gable roof
 - Hip roof
 - Gambrel roof
 - Provide roof pitch
 - Flat roof
 - Indicate degree of slope

- Indicate type of roof covering
- Indicate type of roof system to be used
- * Pre-manufactured truss roof
 - Provide manufacturers layout to indicate placement of support beams, with the permit drawings
- * Field framed roof system
 - Indicate the grade and species of the lumber to be used
 - Provide rafter size
 - Provide rafter spacing
 - Provide rafter spans
 - Provide ceiling joist size
 - Provide ceiling joist spacing
 - Provide ceiling joist spans
 - Provide size and material of ridge beam
 - Provide details for ridge beam support
 - Indicate dormer locations
 - Framing information required for dormers, mirrors that for wall and roof requirements
 - Indicate type and amount of ventilation that is to be provided for attic space
- * Exterior wall covering
 - Type of sheathing
 - Water resistive barrier - Ex: Tyvek, felt paper, etc.
 - Veneer - Ex: siding, brick, etc.
- * Interior Coverings - if provided
 - Ceiling covering
 - Wall covering
- * Indicate bathroom locations - if provided
 - Provide fixture layout
- * Indicate location of electrical components - if provided
 - HVAC equipment
 - Clothes dryer
 - Water heaters
 - Electrical panels
 - Clothes washer
- * Indicate location of fuel burning appliances
 - HVAC equipment
 - Clothes dryer
 - Water heater
 - Boiler
- * Indicate location of plumbing components

- Water heater
- Laundry tub
- Boiler

* Indicate Insulation 'R' values - if provided - (Values given are minimum's)

- Floors - R-19
- Wood framed walls - R-13
- Attic - R-38
- Mass walls (Concrete of Masonry) - R-5
- Slab on grade - R-10, minimum 2' of perimeter

