



Building Guide

Northwest Code Professionals
2525 E 29th Ave. Suite 10B #301
Spokane, WA 99223



Single Family Residential One Story Detached Garage

How to Use this Guide

Provide two sets of plans, drawn to scale and complete the following (*hint: use graph paper with 1/4" squares. Example: 1/4" = 1'*):

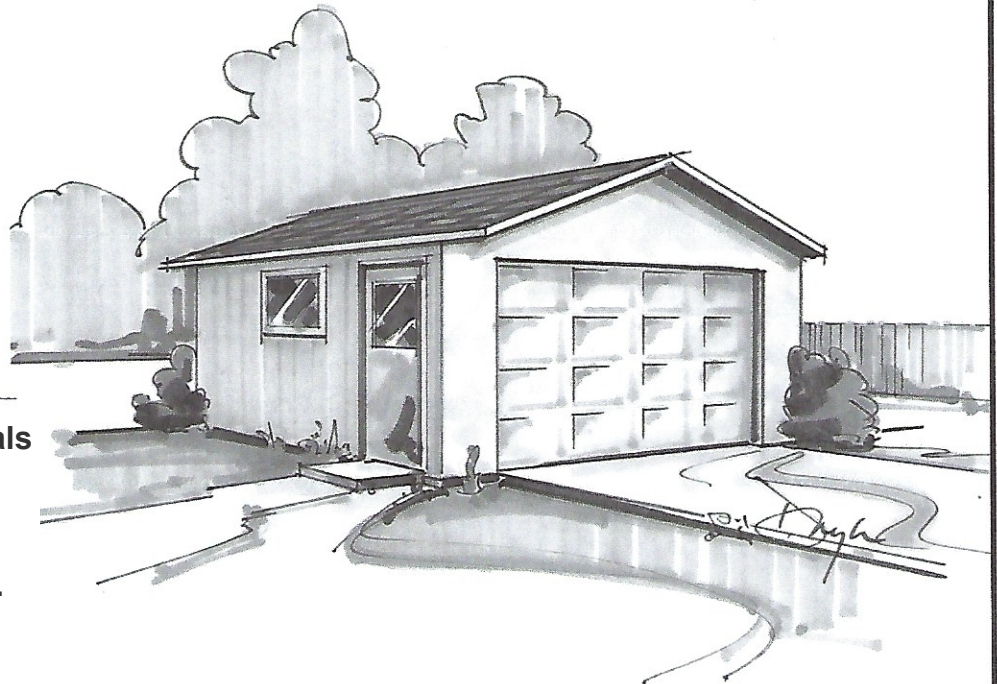
1 Complete this Building Guide by filling in the blanks on page two and three, and indicating which construction details will be used.

2 Provide 2 Plot Plans (site plan) showing dimensions of your project and its relationship to existing buildings or structures on the property and the distance to existing property lines, drawn to scale.

3 Fill out a building permit application.

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

Northwest Code Professionals is a third party building plan review and inspection firm serving 20+ jurisdictions in southeast Washington state.
www.nwcodepros.com



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Directions

1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes on page 3 which details from page 4 will be used.

Address: _____

Note: Heated garages will require insulation, such as ceilings, walls, and foundation.

Floor Plan

Dimension _____

Locate and detail bracing

Indicate rafter or truss direction

☒ Check one

☐ Garage is heated

☐ Garage is not heated

Show door and window header sizes and location and size of landing in front of door

3 1/2" minimum concrete slab

Floor slope

Dimension _____

() x header
(example: (2) 2 x 10)

Note:
If roof trusses or rafters bear on header, special header design may be required

Double 2x4 or 2x6 trimmers each end of overhead door header

Garage door opening

Garage door opening width _____

Dimension* _____

Dimension* _____

* If less than 4' see Braced Wall Panel Detail on page 4 to comply with section R602.10.3.3 (IRC)



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Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

☐ Truss or 2x _____ rafters spaced _____" O.C.
(example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24" O.C.)

Sheathing _____
(example: 1/2" exterior plywood)

2x _____ ridge board
(example: 2 x 12)

Roof covering _____
(example: Class A 3 tab shingles)

Underlayment _____
(example: 1 layer 15# felt)

Building Section

Provide roof tie downs
Solid 2x blocking between
rafters

12
pitch _____

Ceiling Insulation _____
(If heated - example: R-38)

2x _____ ceiling joists @ _____ O.C.
(example: 2 x 8 @ 24" O.C.)

Double 2x _____ top plate
(example: 2 x 6)

Span _____
(example: 23' 5")

Ceiling height _____
(example: 8')

Siding _____
(example: lap or T-111)

Wall sheathing _____
(example: 1/2" exterior plywood)

2x _____ studs @ _____ O.C.
(example: 2 x 6 @ 24" O.C.)

Cont. 2x _____ sill plate
(example: 2 x 6)

Wall Insulation _____
(If heated - example: R-20 Fiberglass Batts)

Foundation Insulation _____
(If heated - example: R-10)

Footing size _____ x _____
(example: 8" x 16")

Note: Pre-engineered roof trusses
w/truss clips may be used in lieu of
roof structure shown.

Diagonal wind bracing or braced wall panels
@ corners and each 25' of wall.
Min. 4 feet in length nailed:
6" OC all edges
12" OC in field
All edges blocked

Concrete Encased Ground
required for new service

✓ Check one

- ☐ Foundation Detail A
☐ Foundation Detail B

(see page 4)



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