This guide is intended to be used as submittal documents for the construction of a one story detached residential garage.

Instructions

On the following pages you will find construction drawings for a single story detached garage. Fill in the blanks with dimensions and materials to be used to construct your garage, its just that easy!

In the check boxes select a roof and foundation option to be used. If the garage is to be heated check the appropriate box. Remember, if your garage is to be heated, it must meet all of the requirements of the 2009 IECC (International Energy Conservation Code).

Where do I get a permit?

Permits can be applied for at the, Planning & Development Services located at 111 Union Sq. SE, Albuquerque, located one block south of central and one block west of broadway. Please visit our website at www. bernco.gov/building/ for information and applications. You are welcome to speak to an inspector about your plans and drawings at any time during business hours, 8:00 am to 4:00 pm, Monday through Friday.

Permits applications for proposed structures under 500 sq. ft. may be issued with this guide but are still subject to review by Bernalillo County departments and thus other requirements must be met by the property owner.
Residential One Story Detached Garage

Show any additional door and window locations and size as well as headers. Show size and location of landing for additional door.

**Check one**

- Garage is Heated
- Garage is NOT heated

3 1/2" minimum concrete slab with 1% slope to doorway that has min. 3/4" depression

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

Double 2x trimmers at each end of the overhead garage door.

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**Project Address:**

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* If less than 4’ see Braced Wall Panel Detail on page 4 to comply with Section R602.10.3.3 (IRC)
Residential One Story Detached Garage

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Contact:
web: www.bernco.gov/building
phone: 505-314-0351
email: building@bernco.gov

Note: Flat roofs must have a minimum slope of 1/8" per 12". Trusses require engineered details.

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

**Concrete encased ground required for new electrical service.**
Residential One Story Detached Garage

1/2" x 10" anchor bolt @ 6'-0" o.c. max. w/ 7" min. embedment placed 12" from corners and 12" from end of each plate (min. 2 per plate).

Bottom plate to be of pressure treated material and be 6" above finish grade.

Minimum 3 1/2" Concrete Slab

#4 Rebar top and bottom w/ 18" minimum laps at all splices

Perimeter insulation required only if garage is to be heated

Stucco to be installed per ICC-ES Report for specific product to be applied.

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