

BUILDING GUIDE

RESIDENTIAL ONE STORY DETACHED GARAGE



ZONING, BUILDING AND PLANNING DEPT.
111 UNION SQ. SE, STE 100

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

SINGLE STORY DETACHED RESIDENTIAL GARAGE

How to Use This Guide

1. Complete this guide

Fill in all the blanks on the following pages and indicate which construction details will be used.

2. Prepare a site plan

Site plan shows the property boundaries and all existing and proposed structures within those boundaries and the distance of each structure from each other and the boundaries. It must be prepared to a generally accepted engineering scale (i.e. 1"=20'-0"), and on 8 1/2"x11" minimum paper.

3. Fill out a building permit application

The application includes owner and contractor information, as well as a description of the proposed work.

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

Instructions

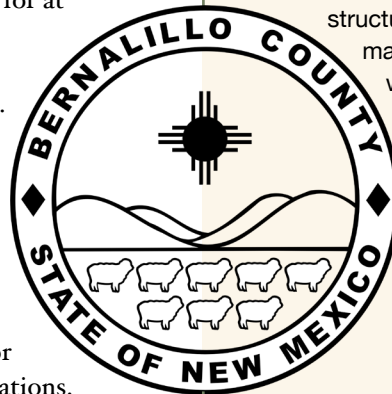
On the following pages you will find construction drawings for a single story detached garage. Fill in the blanks with dimensions and materials to be used to construct your garage, its just that easy!

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 Zoning, Building, Planning Department, 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 5:00 pm, Monday through Friday.



Residential One Story Detached Garage

Dimension _____

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

Indicate direction of roof framing

() _____ x _____ header

(example: (2) 2 x 12)

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.

Dimension _____

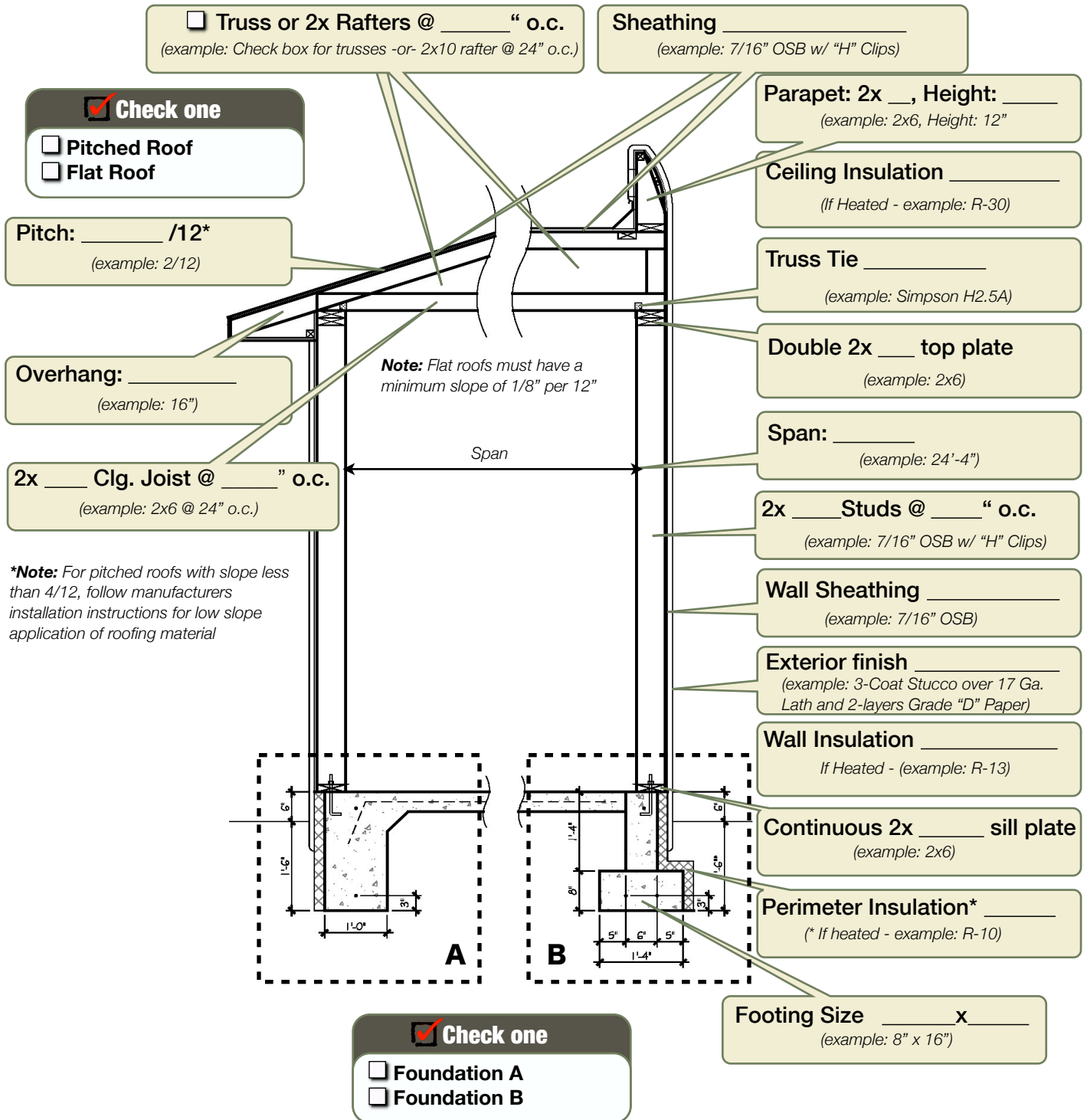
Dimension* _____ Garage door width _____ Dimension* _____

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

This guide has been developed by the Bernalillo County Building Department as a basic plan submittal under the 2009 International Residential Code. It is not intended to cover all circumstances. Check with a Bernalillo County Building Inspector for any additional requirements on your specific project.

Project Address:

Residential One Story Detached Garage

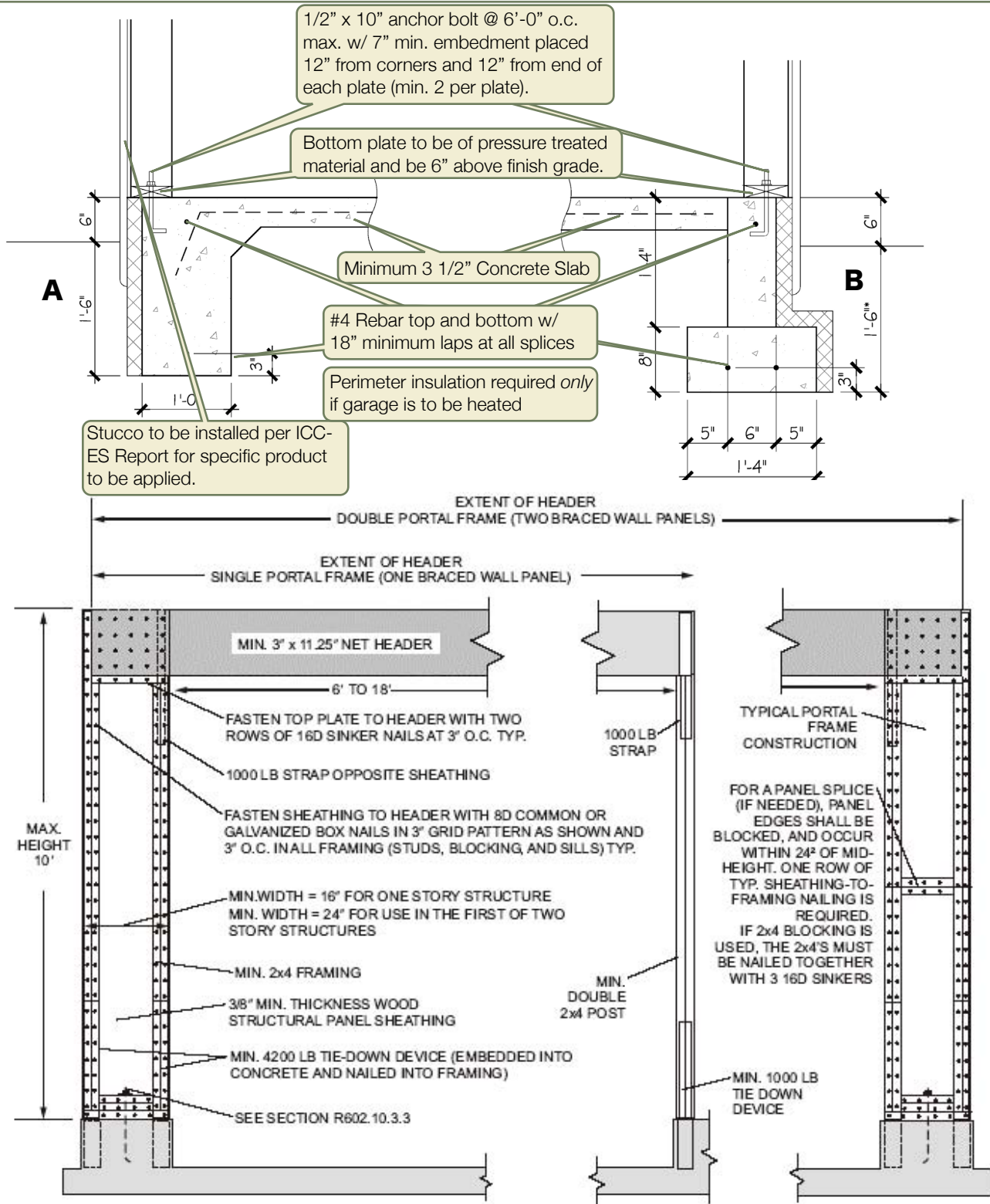


Concrete encased ground required for new electrical service.

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

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