



City of Ann Arbor PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

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GARAGES, CARPORTS, AND ACCESSORY BUILDINGS

Garages, sheds, carports, etc. are considered accessory structures. Any accessory structure 200 square feet or more require a building permit. Structures less than 200 square feet do not require a building permit, but still require a zoning permit.

Site Preparation

The area within the foundation walls must have all vegetation, topsoil and foreign material removed.

Footings

If the garage is attached to the house, footings must be a minimum of 42" below finished grade. The garage footings must be tied to the existing house foundation with rods. If the garage or accessory building is detached but over 400 square feet in area, a minimum of 42" deep footings are required.

Slab

The garage slab must be a minimum thickness of 4 inches of concrete on a minimum 4-inch base course consisting of clean graded sand, gravel or crushed stone.

On attached garages, a 6-mil polyethylene or approved vapor barrier with joints lapped not less than 6" must be placed between the concrete floor and the base course.

The garage floor slab used for the parking of automobiles or other vehicles must be sloped to facilitate the movement of liquids toward the main vehicle entry door.

Attached Garage Separation

The garage shall be separated from the residence and it's attic by not less than 1/2 inch gypsum board applied to the garage side. Garages ceilings beneath habitable rooms must be insulated and sheathed by not less than 5/8" Type X gypsum board or equivalent.

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inch in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches thick, or 20-minute fire- rated doors.

Additional Requirements

Sill plates on all walls in contact with the concrete slab must be treated lumber. The wood sill plate at exterior walls on monolithic slabs shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet on center. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 or less than seven diameters from each end of the plate.

A minimum of one layer of No. 15 asphalt felt complying with ASTM D 226 or other water-resistive materials shall be applied over sheathing of all exterior walls.

In attached garages, an ice and water shield membrane is required at the eave. The ice barrier should consists of a least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building. Garages with drywall ceilings require an attic access that is a minimum of 22 inches by 30 inches.

Electrical Requirements

At least one receptacle outlet shall be installed in each attached garage, and in each detached garage that is provided with electrical power. All 125-volt, single-phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection.

Carports

Carports shall be open on at least two sides. Carport floor surfaces shall be of approved noncombustible material. Carports not open on at least two sides shall be considered a garage and shall comply with the requirements for garages. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids toward the main vehicle entry doorway.

Documents Required for Building Permit

- SITE PLAN – This should show the location of the garage on the lot and the distance from all property lines.
- FLOOR PLAN – A plan drawn preferably at ¼ scale (1/4" equals one foot). This plan should show a plan of the garage, all framing sizes and spacing, location and depth of footings and other structural supports.
- ELEVATION – Include at least one elevation of the garage.
- WALL SECTION – A section cut through one wall showing footing, wall and roof construction.
- TRUSS DRAWINGS – When using manufactured trusses, manufacturers truss specs must be on site for the building inspections.

Inspection Requirements

FOOTING/FORMS – Before pouring foundation.

FRAMING FINAL – After completion of all work (including trade work).