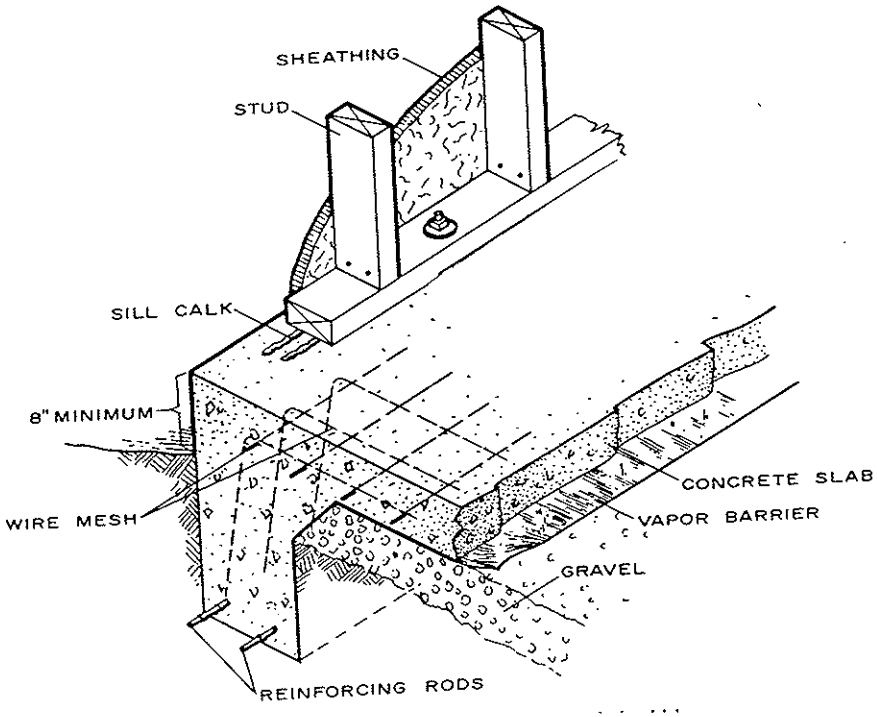


Requirements for Residential Detached Garage permits

Village Of Little Chute

Inspections Department

06/02

center. The roof system shall designed to meet a snow load of 30 pounds per square foot, plus 10 pounds per square foot dead load.

8.) Fire Protection. All attached garages and any detached garage located 5 feet or less to the principal building shall be provided with fire protected construction with a 20 minute rating. Any door connecting a dwelling to a garage must be a labeled 20 minute door. No boiler, furnace, water heater or other flame-burning equipment may be installed in a garage, unless the equipment is specifically UL rated for installation in a residential garage. Wood burning stoves, furnaces, and boilers are prohibited

example of a plot plan has been included in the back of this pamphlet.

The final requirement for the garage permit is a work drawing of the garage. These drawings be to scale and should be no smaller than 8 x 10 inches in size. The drawings would include elevation drawings of the building and indicate the sizes of the windows and doors of the garage, height of the walls and the height of the garage at the peak of the roof.

Construction Requirements

1.) Building number limits. In a residential district in addition to the principal building and attached garage, a detached garage, 1 additional accessory building, and 1 children's play structure may be placed on the lot.

2.) Accessory Building size limits. Detached garages are limited to a maximum height of 16 feet. The maximum area for a detached garage is 960 square feet.

3.) Lot Area Coverage. No garage may be located in any portion of a required front or side yard. The garage may not occupy more than 30% of the required rear yard. Total lot coverage by all structures shall not exceed 35% of the total lot area. This will include all structures- swimming pools, play structures, detached garage,

and decks. A detached garage may not be located any closer than 3-feet to any other structure on a lot (fences excluded). Minimum setback distance to a side or rear lot line is 3-feet. No garage may be constructed in a utility easement.

4.) Attached Accessory Buildings. Any accessory building which is attached to the principal building shall comply with the yard requirements and construction standards of the principal building.

5.) Foundations & Footings. Garages of 400 sq ft or less may be erected on a floating concrete slab of no less than 4 inches in thickness. Garages greater than 400 square feet shall be provided with a grade beam foundation. The grade beam must be a minimum of 8 inches below the slab and of a minimum width of 8 inches. The beam will contain a minimum of 2 number 4 reinforcement rods to be located in the bottom third of the grade beam.

6.) Floor Surface. The floor shall be made of approved, non-combustible materials. No openings or pits are allowed. Any floor drains shall be of an approved type with a sediment basket and shall be connected to the building sanitary sewer.

7.) Construction Standards. Wood frame garages must conform to the following standards. Studs shall have a maximum spacing of 24 inches on center. All garage overhead door returns will be a minimum of 2-feet in width, and shall be secured to the foundation with a minimum of two ½ inch anchor bolts. Any garage with a depth/width aspect ratio of 1.2 or greater must provide returns at the garage overhead door opening of a minimum of 4-feet, or the returns shall be of shear wall construction and be not less than 2-feet in width. Garages of drive through construction, or with a second door opening greater than 4-feet in width shall also be subject to this requirement. Stud jambs shall be doubled at any opening that exceeds 39 inches. If non structural sheathings such as insulation board or Styrofoam are used corner bracing shall be provided. Top plates may be single provided that the roof rafters or trusses are placed above the studs, and the plates are lapped to provide ties. The walls must be anchored with a minimum ½ inch diameter bolts provided 4 feet on

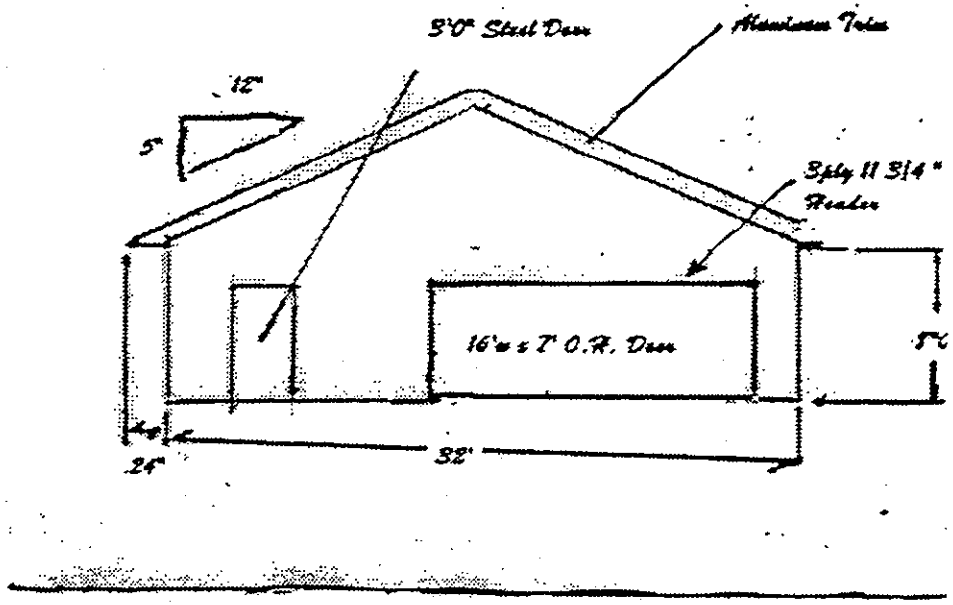
Requirements for Detached Residential Garage Permits

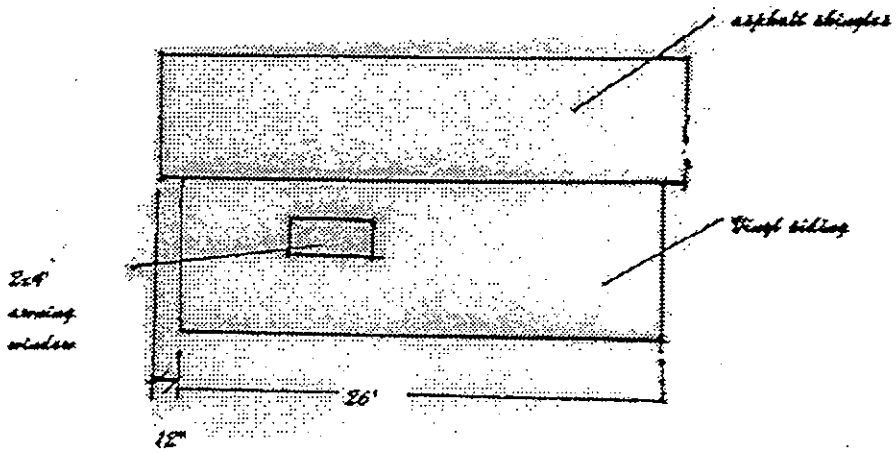
The purpose of this pamphlet is to help expedite the approval of your garage permit application. The installation of a garage is an allowed accessory under section 13-1-200 of the Little Chute Code of Ordinances.

Permits Required

Before any work is started on the construction of a garage you are required to complete an application for permit. You should have information as to the builder of the garage if you are contracting this out. This would include the company name, address and phone number. A contact name is also helpful in the event that any questions may arise.

A long with the application for permit, a plot plan showing the exact location of the proposed garage is required. A plot plan is a scaled drawing that details the location of the structures on your lot and shows their relation to the lot lines. In this drawing you will include your home, garage and any other structures. The size for this drawing shall be no less than 8 x 10 inches in size. An





Foundation: 4" concrete slab w/ 12"x12" grade beam. 2 #4 reinforcing rods

Walls: 2x4 wood studs 16" o.c. w/ 5/8" OSB sheathing

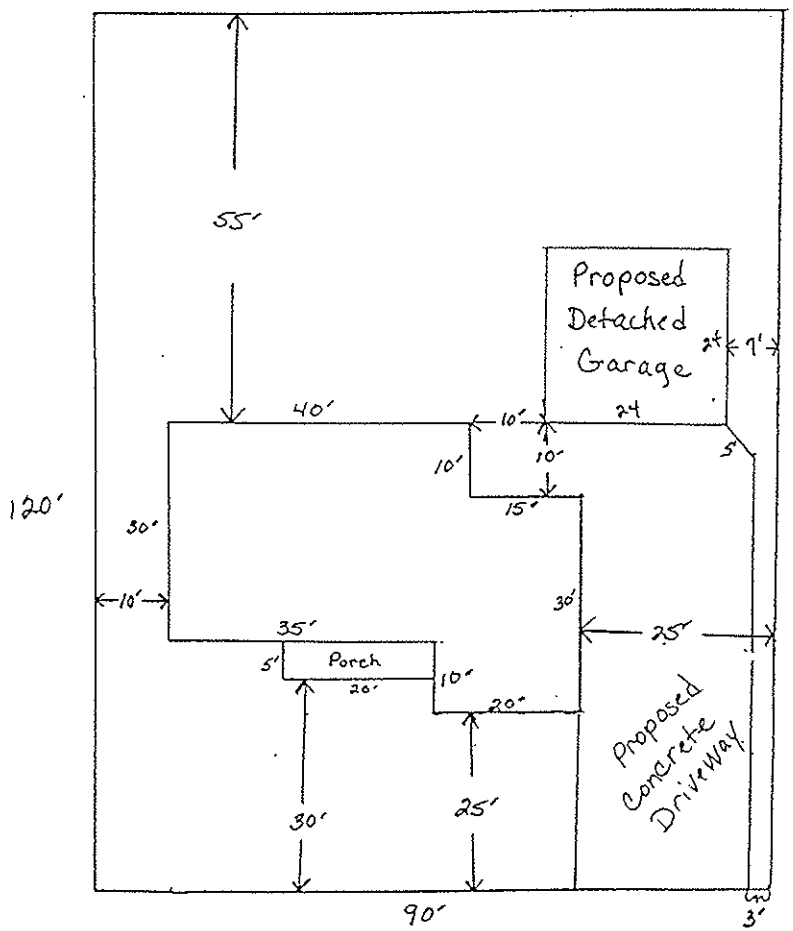
Roof: Wood trusses 24" o.c. w/ 5/8" OSB sheathing

SAMPLE PLOT PLAN

FOR

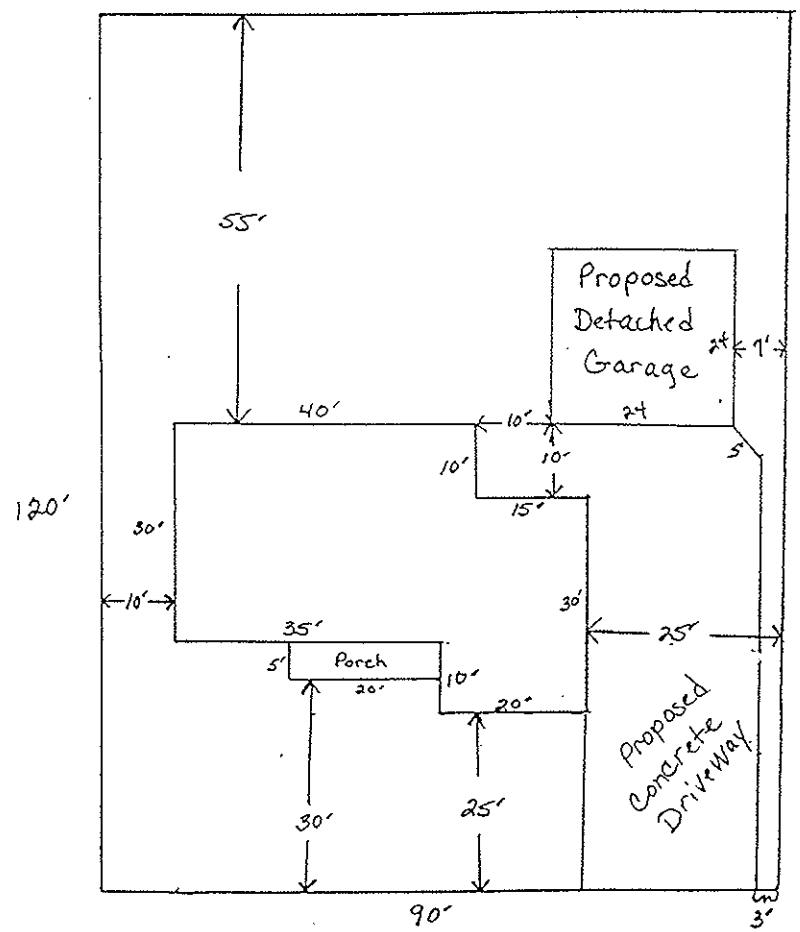
DETACHED GARAGE

Note: Driveway paving must be a minimum of 3′ from the lot line.



SAMPLE PLOT PLAN

FOR

DETACHED GARAGE

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