



# City of Roseville

29777 Gratiot  
Roseville MI 48066  
586-445-5450

## DETACHED GARAGE CODE



**Building Department (586) 445-5450**  
[www.roseville-mi.gov](http://www.roseville-mi.gov)

## **REQUIRED PERMITS AND INSPECTIONS**

- 1) Permit application and two full sets of plans (to include site plan) must be submitted along with the plan review fee prior to any work being started.
- 2) Once permit has been obtained the Grade Stake will be set by the City of Roseville (Grade stake indicates the finished floor height (F. F))
- 3) Inspections are then as follows:
  - First: Foundation/ratwall (slag inspection required if not a monolithic pour).  
Schedule this when ready for cement to be poured.
  - Second: The second (final) is scheduled when the garage is fully constructed, the exterior grade is completed and debris clean up is completed

**Note:** Rough-in inspection is required if interior walls are to be finished.

**SITE PREPARATION:** Remove all sod

### **FOUNDATION/RATWALL**

Garages 600 square feet or less with a maximum mean height of 10 feet require a 4 inch by 24 inch unexposed ratwall footing (measured from existing ground level). Monolithic pours are allowed.

Garages exceeding 600 square feet or exceeding 10 feet mean height require a full 8 inch by 42 inch unexposed foundation (measured from the existing ground level). Monolithical pours are not allowed. Slab must be allowed to float and remain isolated (separate) from foundation.

**Note:** Maximum height for residential accessory buildings is 15 feet.

### **CONCRETE DRIVE AND GARAGE FLOOR**

4 inch minimum thickness. 3500 pounds per square inch at 28 days. Driveway must extend all the way to garage. Minimum driveway width required is 10 feet. Driveway must be at least 1 foot from side lot line or a roll curb is to be provided.

### **WALL ANCHORS/BOLTS**

Minimum ½ inch diameter, protruding 7 inches into the concrete. Bolts must be spaced no more than 6 feet apart. Anchor bolts shall also be located within 12 inches from the ends of each wall plate section. Nuts and washers to be placed on bolts, not to be tightened for 3 months.

### **WALL TOP PLATES**

To be doubled and overlapping at the corners and intersections

### **BOTTOM (SOLE) PLATES**

To be pressure treated lumber. Sill seal installed under sole plate.

### **CORNER STUDS**

Two

## **EXTERIOR SIDING**

Material approved by Building Department. Exposed exterior wood must be surface coated (paint, stain, etc.).

## **WIND BRACING**

Each corner – both ways – set into studs at a 45-degree angle. Exception: the use of exterior structural sheathing properly fastened.

## **DOOR HEADERS**

| <u>Span</u> | <u>Non-Bearing</u> | <u>Bearing</u> |
|-------------|--------------------|----------------|
| 8'          | 2 – 2" x 6"        | 2 – 2" x 8"    |
| 9'          | 2 – 2" x 8"        | 2 – 2" x 10"   |
| 16'         | 2 – 2" x 12"       | 3 – 2" x 12"   |

**Pre-engineered structural veneers are allowed to be used when installed within the manufacturer's design limitations.**

## **WINDOW HEADERS**

Openings up to 3½ ft.: 2 - 2" x 4" allowed. Openings up to 5 ft.: 2 - 2" x 6" allowed.

## **PRE-ENGINEERED TRUSSES**

Can be used when designed and installed within manufacturer's recommended specifications. Trusses shall be connected to wall plates with hurricane clips.

## **RAFTERS**

| <u>Span</u>  | <u>Size</u>               |
|--------------|---------------------------|
| Up to: 8 ft. | 2" x 4" at 16" on center  |
| 12 ft.       | 2" x 6" at 16" on center  |
| 16 ft.       | 2" x 8" at 16" on center  |
| 20 ft.       | 2" x 10" at 16" on center |

Bird mouth required on all rafters will full bearing.

## **RIDGE BOARD**

(1) Single – full rafter bearing. Ridge board shall be at least one width size larger than rafters. Example: 2" x 6" rafter would require a 2" x 8" ridge board.

## **WALL TIES**

(4) – 2" x 4" on garages 14 ft. wide and under. On garages over 14 ft. wide (4) – 2" x 6". Additional wall tie to be installed in opposite direction (1" x 6").

**COLLAR TIES**

1" x 6" minimum to be installed every 4 ft. on center.

**ROOF BOARDS**

1" x 6" minimum roof boards or 7/16" minimum exterior plywood or o.s.b.

**BRICK VENEER GARAGES**

Structural sheathing either side. Vapor barrier required between brick and studs. Flashing and weep holes required.

**OVERHANGS**

May not exceed more than 6 inches into required side yard setback.

**GARAGE SIZE**

Maximum size permitted is 900 square feet if the lot coverage requirements (listed below) are met.

**LOT COVERAGE**

- 1. Accessory structures may not cover more than 12% of the total lot area.
- 2. The total square footage of the garage and all other buildings on the lot may not cover more than:
  - Lots less than 55 ft. in width – 35%
  - Lots 55 ft. in width and over – 30%
- 3. Accessory structures shall not be larger than the main structure.

**LOCATION ON LOT**

**Interior Lot**

- 1. Minimum side yard setback – 2 ft.
- 2. Minimum rear yard setback – 5 ft.
- 3. Minimum distance from dwelling 4 ft. See inspector if less than 10 ft.

**Corner Lot**

See inspector (special setback requirements apply).

**Note:** No garage may be placed within any easement on the property.

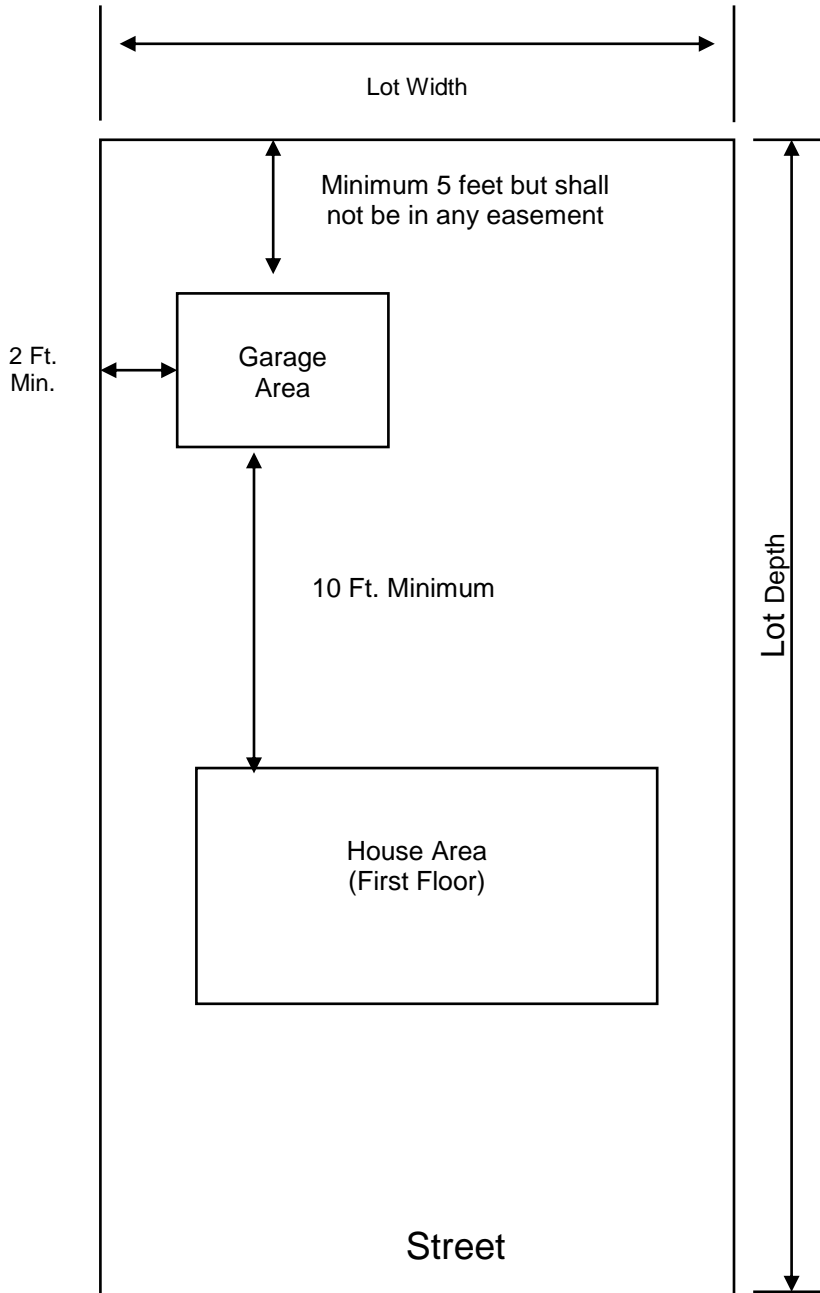
**HEIGHT LIMIT**

Building Height – The vertical distance measured from the established grade to the highest part of the roof surface. Maximum Height allowed is Fifteen (15) Feet per City Ordinance.

# YARD REQUIREMENTS – GARAGE

Address: \_\_\_\_\_ PP No.: \_\_\_\_\_

Garage Size \_\_\_\_\_ X \_\_\_\_\_



$$\frac{\text{Garage Area}}{\text{Lot Area}} = \text{_____} \%$$

Maximum size of garage shall not exceed the lower of 900 sq. ft. or 12 % of the lot.

$$\frac{\text{Total Ground Floor Area Of All Buildings}}{\text{Lot Area}} = \text{_____} \%$$

Lot coverage for lots less than 5500 sq.ft. shall not exceed 35% of the lot.

Lot coverage for lots equal to or greater than 5500 sq. ft. shall not exceed 30% of the lot.