



## DETACHED GARAGE PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for a detached garage construction.

1. Site Plan – show property lines, setbacks, utilities, right-of ways, easements and grades/contours
2. Permit Applications with Workman’s Compensation Affidavit and Liability Insurance.
3. Contractor’s Information – PA registration number, name, address and phone number.
4. Construction Documents – plans, specifications, details, profiles and special inspections.
5. Determination of Flood Hazards.
6. Footings – stepped elevation difference areas with a detail of dimensions, depths, width, rebar with chairs/supports and concrete psi.
7. Foundation – type, height, width, anchor bolts, sill plate, columns, finish grade (6 inches down from the top of the foundation and 6 inches of fall in the first 10 feet) and rebar.
8. Beams/Girders – calculations for Engineered Lumber, type, size, connections and spans.
9. Floor/Ceiling Joists – calculations for Engineered Lumber, type, size, blocking, loads and spans.
10. Floor Coverings.
11. Walls – material, coverings, type, size, height, headers, etc.....
12. Wall Bracing – method, wall lines, panel locations, panel lengths, portal frame and details.
13. Exterior Wall Coverings – i.e. stucco and masonry (brick and stone) – weep screed, weep holes, expansion & control joints, reinforced corners and beads around windows and doors.
14. Insulation (floors, walls, roof and ceilings), if needed – type, size, location, clearances and res-check(optional).
15. Electrical - show lights, switches, receptacles, panels, feeds, etc... (**All** receptacles are required to be tamper resistant and, other than GFCI’s, to be arc fault protected, the recessed lights in the building thermal envelope are required to be IC Airtight, at Least 50% of all permanently installed lamps are required to be high efficiency lights, etc...).
16. Roofing/Ceiling - type, size, spans, loads, bracing, tie downs, attic access, and ventilation – provide signed and sealed Truss Drawings.
17. Roof Covering – type, slope, sheathing, ice barrier, flashing, and ventilation.

---

**DEPARTMENT OF BUILDING &  
Stackhouse, Director**