

B14 - DETACHED GARAGE

Introduction

Single-bay or double-bay detached garages are one-story accessory structures not to exceed 15 feet in height. Garages shall be enclosed on at least three sides. Garages are non-habitable space and shall not be used for human habitation.

Applicable Codes and Standards

2019 California Residential Code

2019 Ventura County Building Code

Material Notes

All framing lumber shall be Douglas Fir-Larch, No. 2 grade or better.

Post, Beams and header lumber shall be Douglas Fir-Larch, No. 1 grade or better.

Concrete Slab & Footing: Normal Weight $f'c = 2,500$ psi @ 28 days

Reinforcing steel bars: ASTM A-615 Grade 60

Lumber used for mud sills shall be pressure treated.

Approved Hardware:

| Connector specified on plans (Use Simpson Strong Tie or MiTek connectors) | Catalog number and research report | | | |
|--|------------------------------------|---------------|--------|---------------|
| | Simpson Strong Tie | | MiTek | |
| Strap | ST22 | ICC-ESR #2105 | ST22 | ICC-ESR #3445 |
| Strap | MST48 | ICC-ESR #2105 | KST248 | ICC-ESR #3445 |
| Angle | A34 | ICC-ESR #3096 | MPA1 | ICC-ESR #3445 |
| Holdown | HJU4 | ICC-ESR #2330 | PHD4A | IAPMO 0200 |
| Holdown | SB/8x24 | ICC-ESR #2611 | STB24 | ICC-ESR #2266 |
| Joist Hanger | LU | ICC-ESR #2549 | JL | ICC-ESR #3445 |

Fasteners including nuts and washers, for preservative treated wood shall be of hot-dipped, zinc-coated galvanized steel, silicon bronze or copper.

Exceptions:

- 1/2-inch-diameter (12.7 mm) or greater steel bolts.
- Fasteners other than nails, staples and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum.
- Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

Design Criteria

Roof Dead Load = 10.0 psf (Roofed) Live Load = 20.0 psf No Snow Load

Ceiling Dead Load = 10.0 psf Live Load = 10.0 psf 20 psf when attic height exceeds 42".

PROJECT DATA

HIGH FIRE SEVERITY ZONE: NO YES

FLOOD ZONE: NO YES (FLOOD VENTS TO BE PROVIDED IN FLOOD ZONES)

CEILING JOIST SPAN _____ DRYWALL ON CEILING: NO YES

CEILING JOIST LUMBER GRADE _____

WALL FINISH: 7/8" THICK STUCCO OR SIDING

ROOFING MATERIAL: ASPHALT SHINGLE CLASS _____ OVER 1-LAYER OF 30# FELT

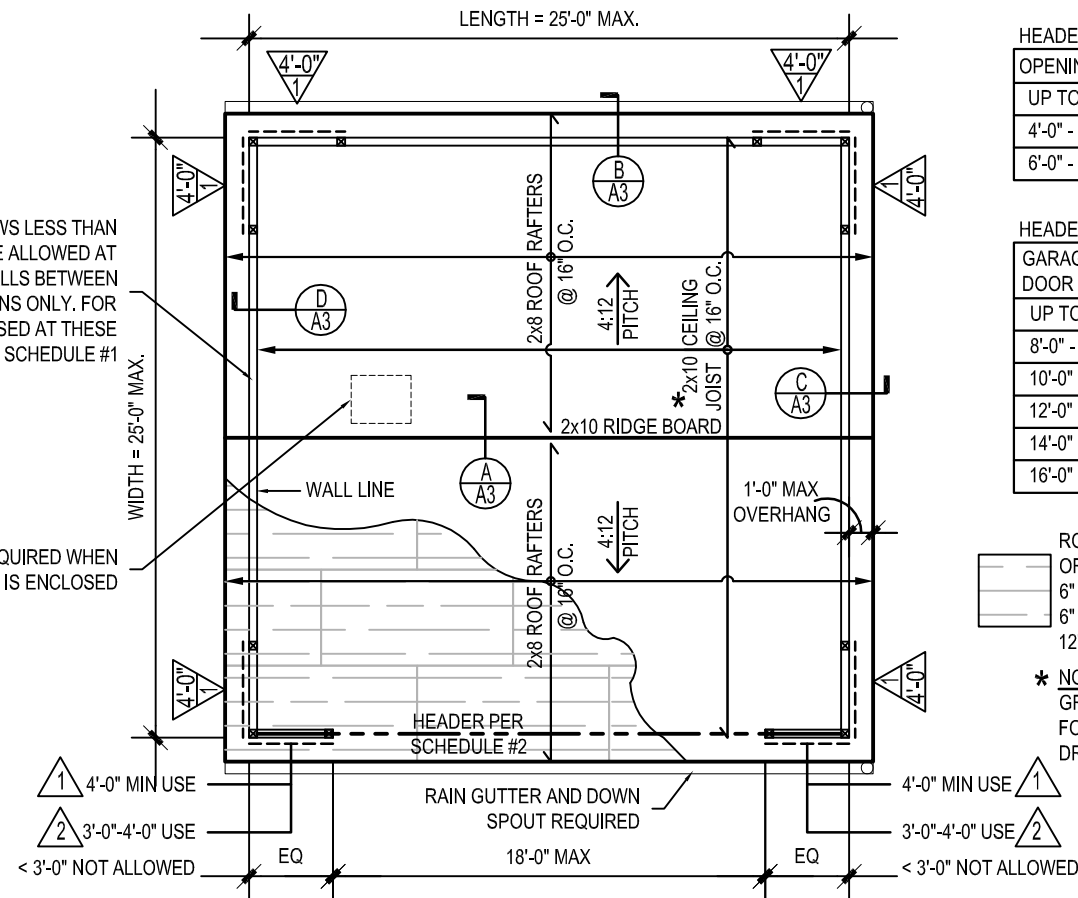
UNDERLAYMENT. (MUST BE CLASS 'A' FOR HIGH-FIRE SEVERITY ZONE).

GARAGE DOOR PERIMETER GAP LIMITED TO 1/8".

OPTIONAL ELECTRICAL: 1 RECEPTACLE PER BAY/1 LUMINAIRE PER BAY

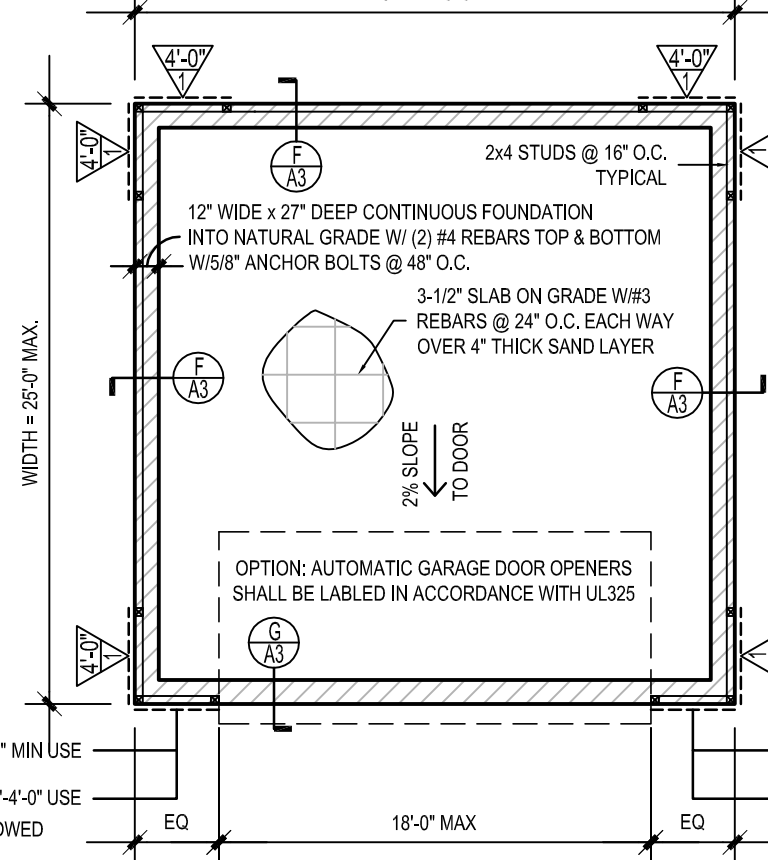
DOORS AND/OR WINDOWS LESS THAN 8' IN TOTAL WIDTH ARE ALLOWED AT SIDE AND REAR WALLS BETWEEN SHEAR WALL LOCATIONS ONLY. FOR HEADER SIZES USED AT THESE OPENINGS, SEE HEADER SCHEDULE #1

ATTIC ACCESS REQUIRED WHEN ATTIC IS ENCLOSED



GARAGE ROOF & FRAMING PLAN

NO SCALE LENGTH = 25'-0" MAX.



GARAGE FLOOR & FOUNDATION PLAN

NO SCALE



DATE:
 VENTURA COUNTY
 BUILDING OFFICIAL
 RUBEN BARRERA, CBO

APN:
 OWNER'S NAME:
 PERMIT NUMBER:

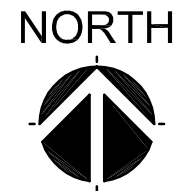
PROJECT ADDRESS
 A1



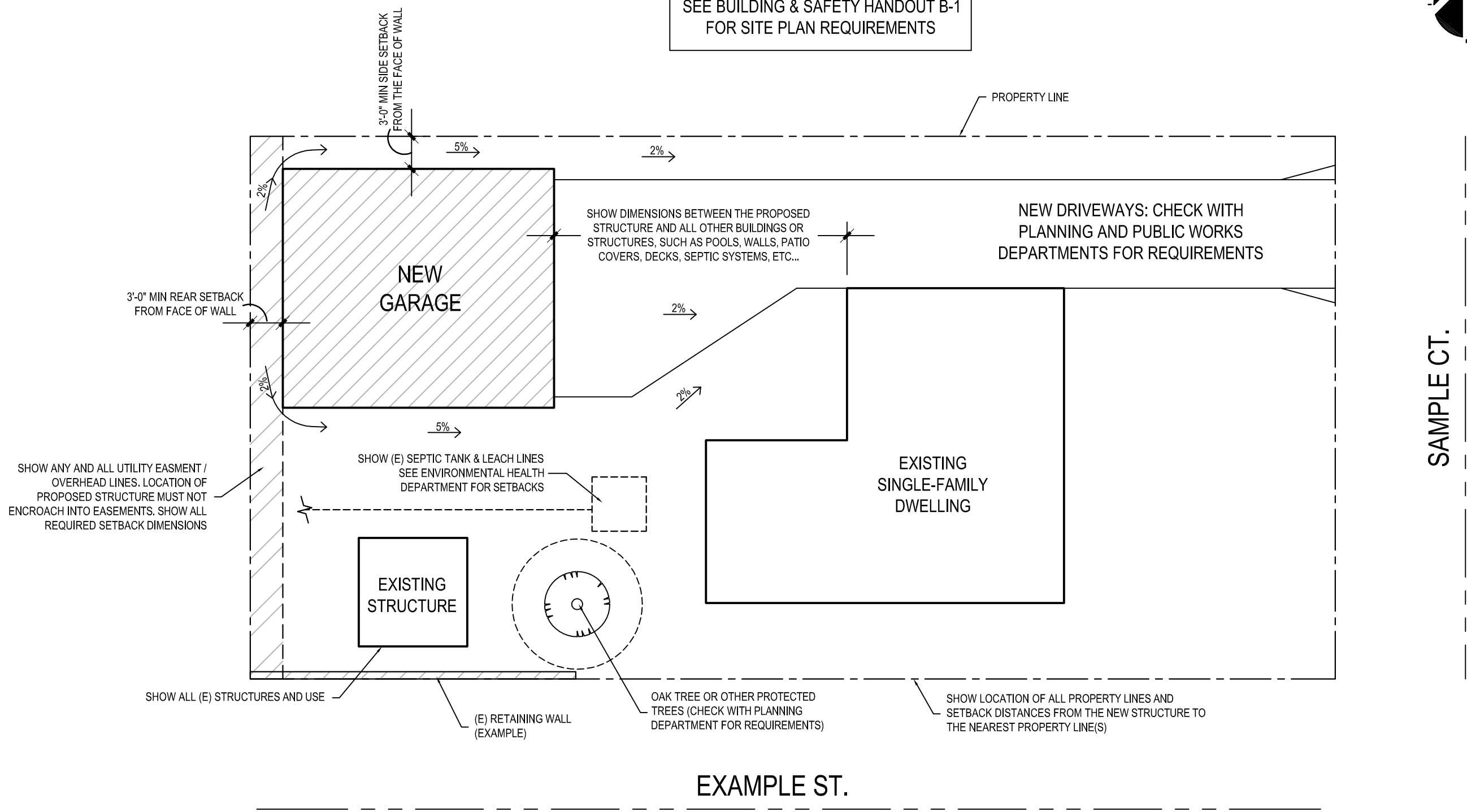
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 BUILDING OFFICIAL
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APN:
 OWNER'S NAME:
 PERMIT NUMBER:

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SEE BUILDING & SAFETY HANDOUT B-1
 FOR SITE PLAN REQUIREMENTS



SAMPLE CT.

EXAMPLE ST.

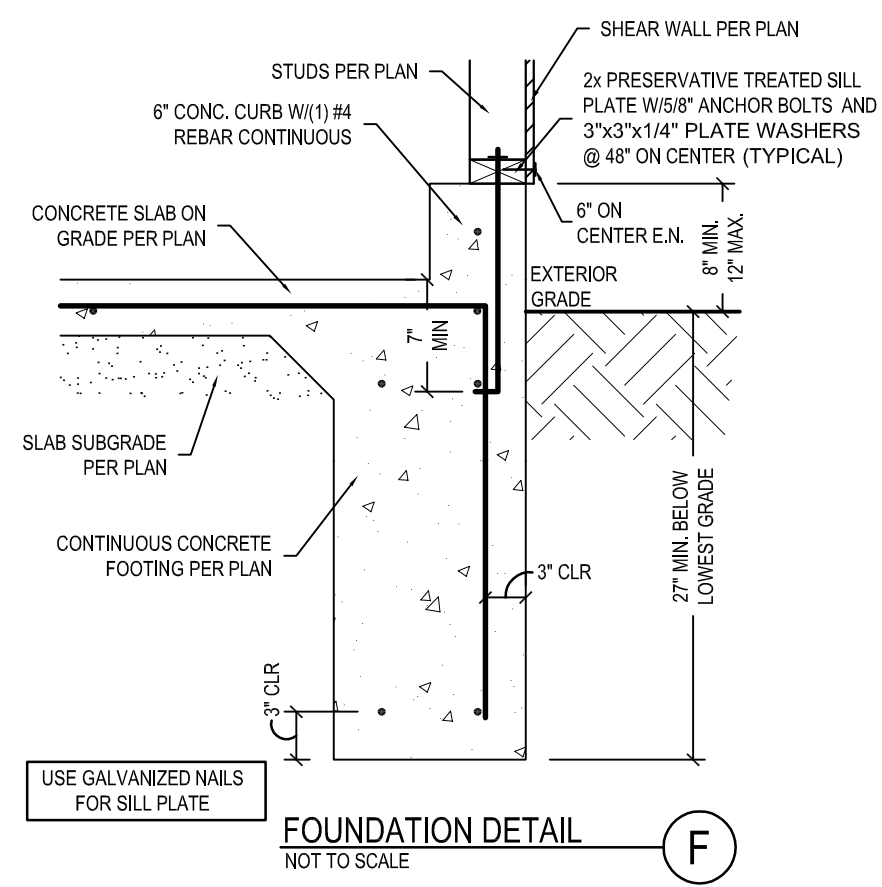
SAMPLE SITE PLAN
 SCALE: _____



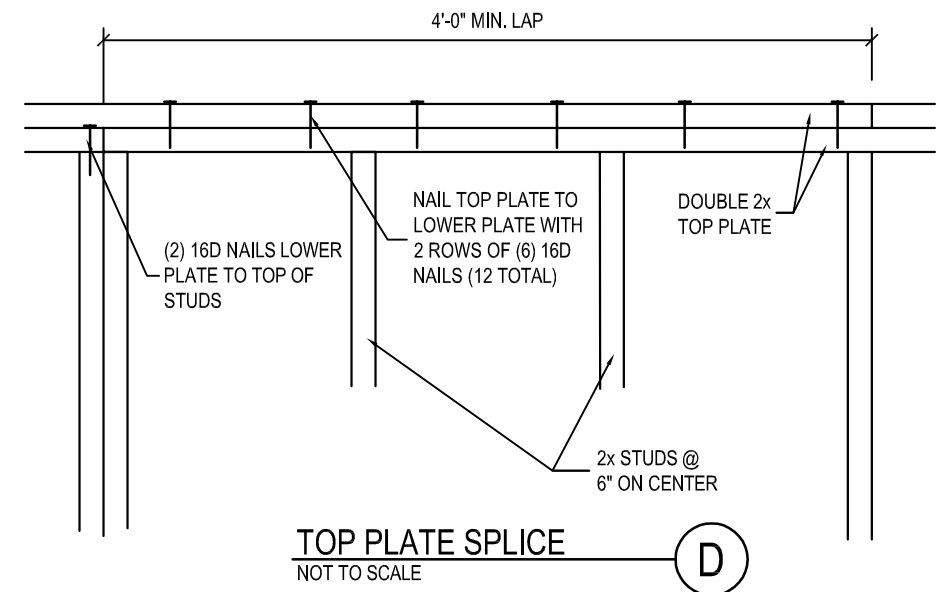
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APN:
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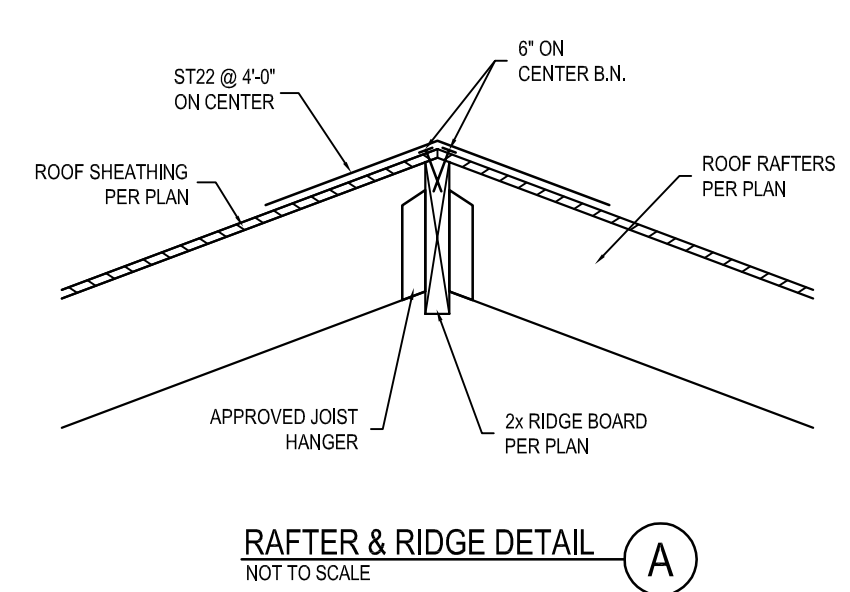
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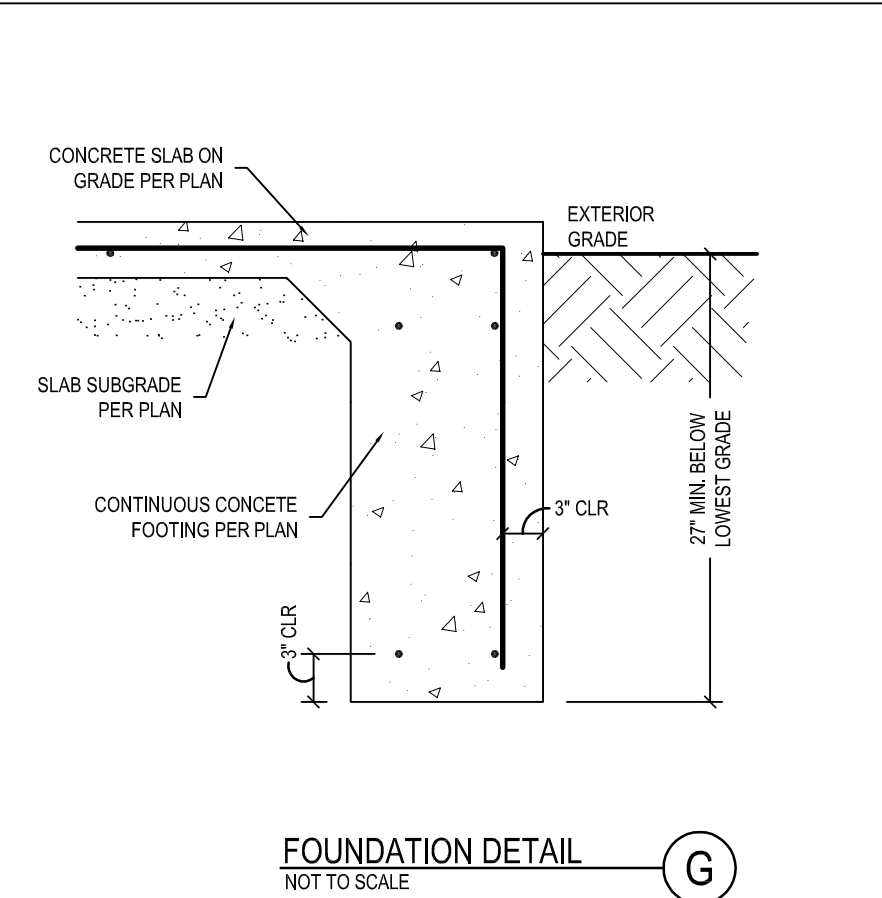
FOUNDATION DETAIL
 NOT TO SCALE (F)



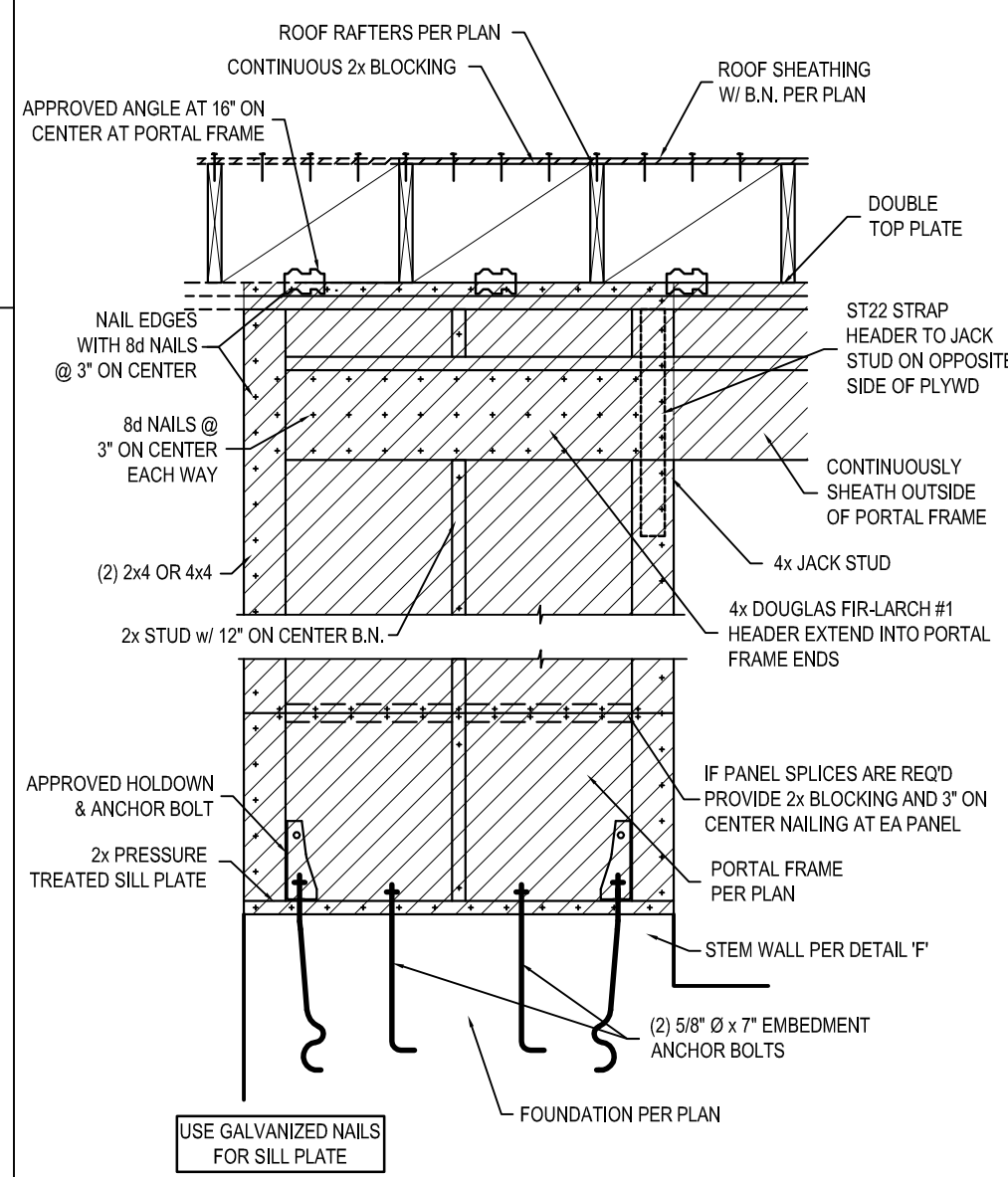
TOP PLATE SPLICE
 NOT TO SCALE (D)



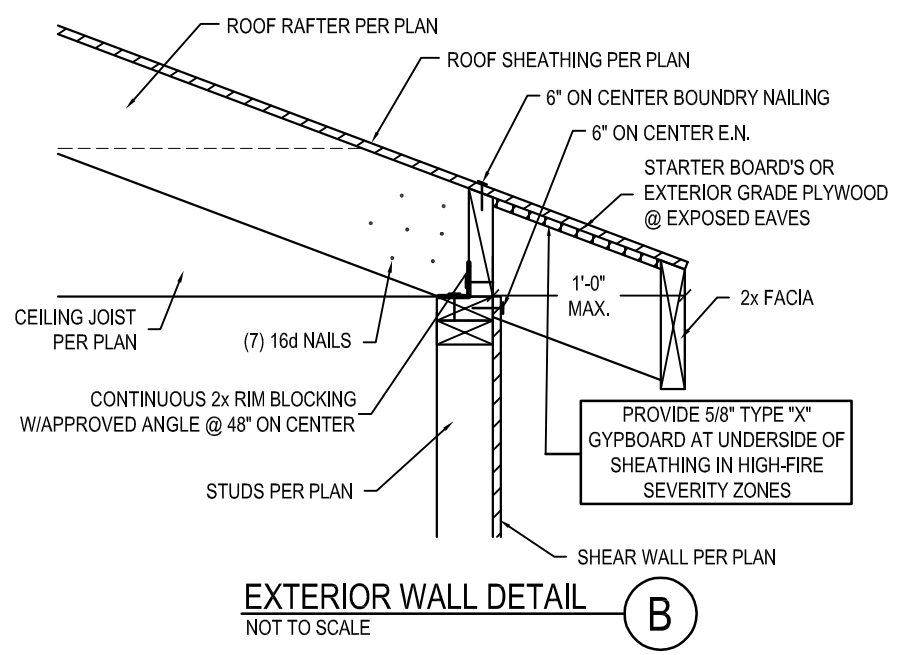
RAFTER & RIDGE DETAIL
 NOT TO SCALE (A)



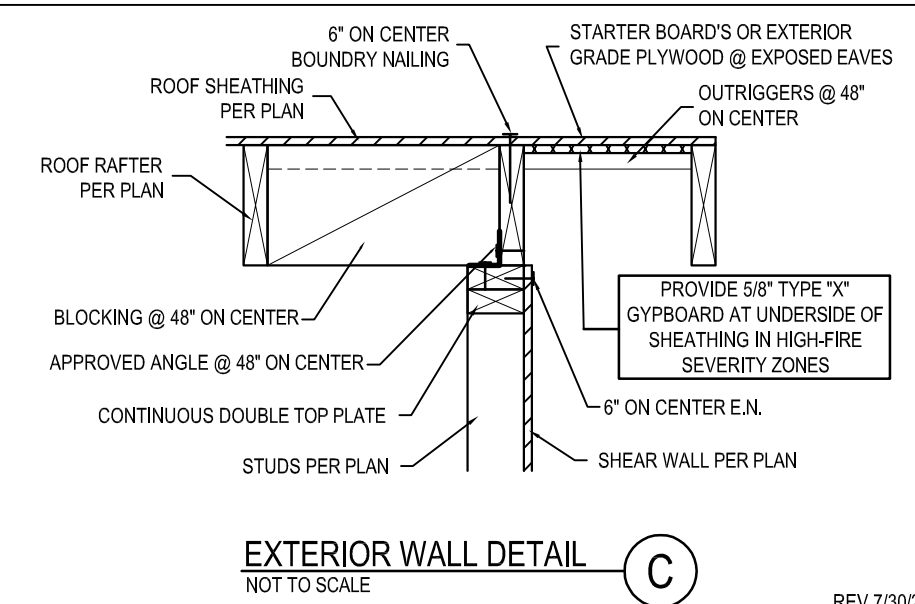
FOUNDATION DETAIL
 NOT TO SCALE (G)



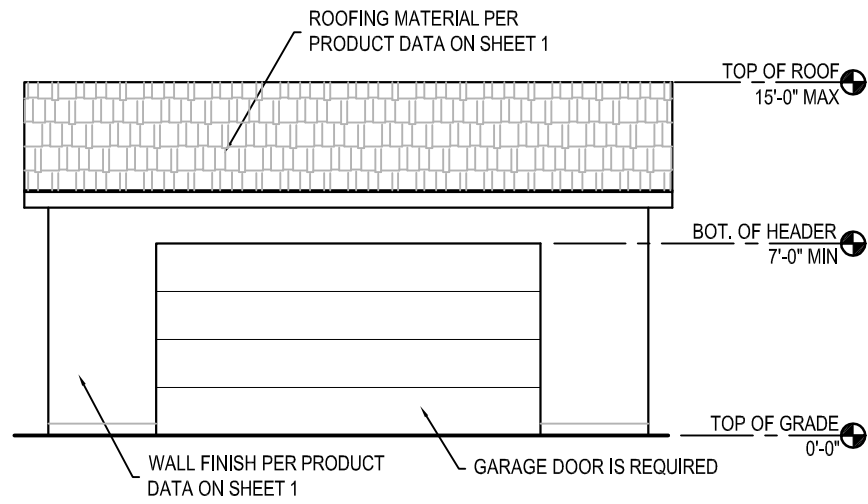
PORTAL FRAME DETAIL
 NOT TO SCALE (E)



EXTERIOR WALL DETAIL
 NOT TO SCALE (B)

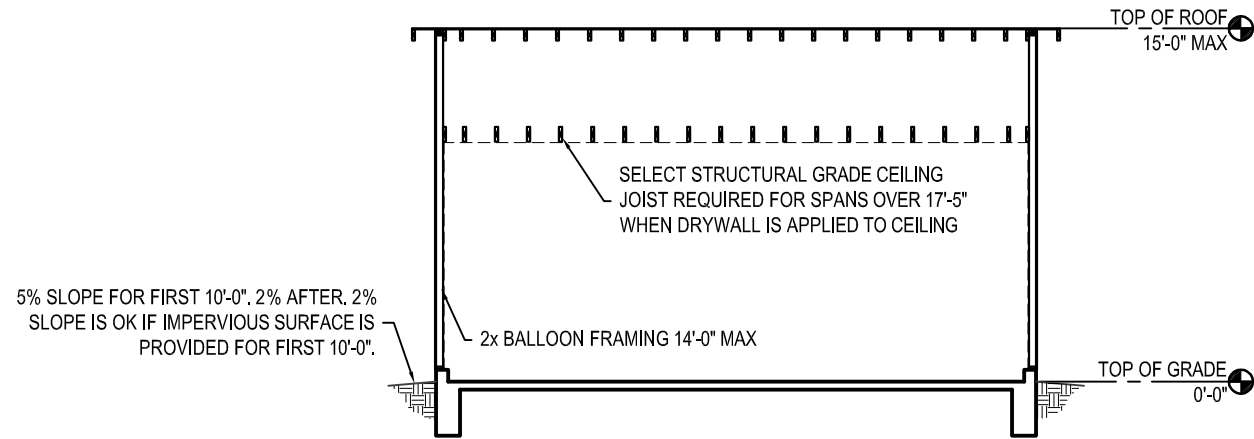


EXTERIOR WALL DETAIL
 NOT TO SCALE (C)



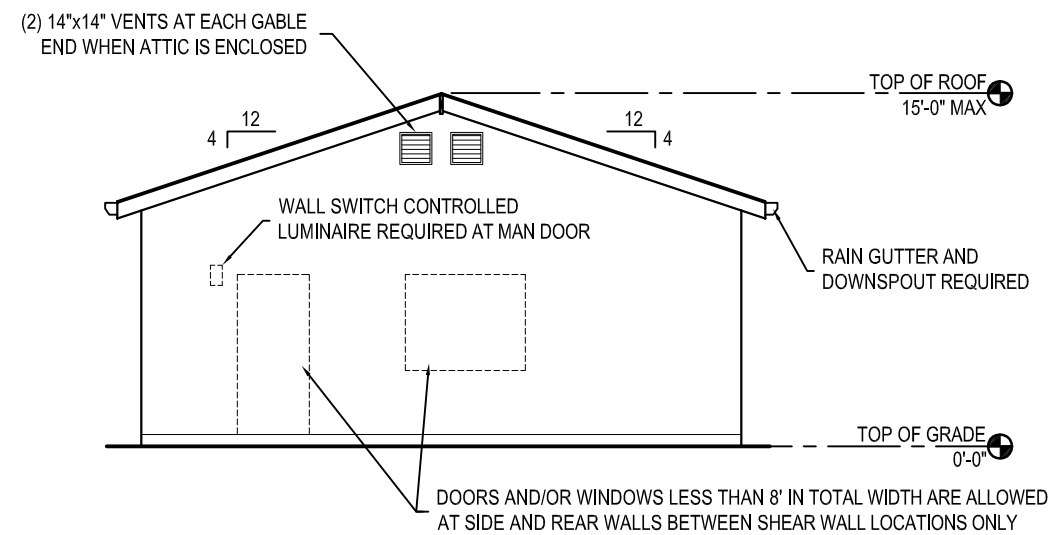
GARAGE - FRONT ELEVATION

NOT TO SCALE



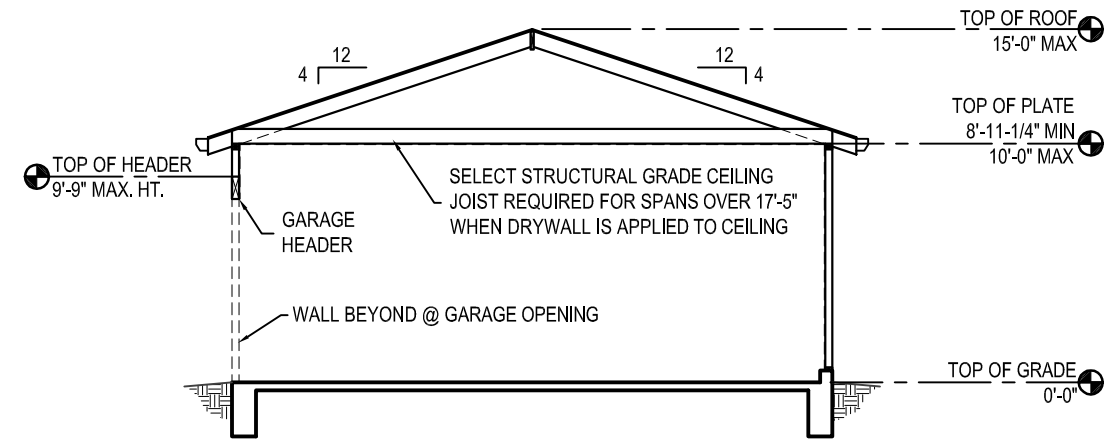
GARAGE - SECTION

NOT TO SCALE



GARAGE - SIDE ELEVATION

NOT TO SCALE



GARAGE - SECTION

NOT TO SCALE



DATE:
VENTURA COUNTY
BUILDING OFFICIAL
RUBEN BARRERA, CBO

APN:
OWNER'S NAME:
PERMIT NUMBER:

PROJECT ADDRESS