



City of Garfield Hts. Building Dept.

5407 Turney Rd.
Garfield Hts. OH 44125
Phone: 216-475-3835
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www.garfieldhts.org

Application for residential miscellaneous permit.

Property Information		Type of Permit Requested
Address of Project _____ PP Number _____ S/L Number _____		<input type="checkbox"/> Building <input type="checkbox"/> Concrete <input type="checkbox"/> Electrical <input type="checkbox"/> HVAC <input type="checkbox"/> Plumbing <input type="checkbox"/> Sewer <input type="checkbox"/> Other _____
Applicant/Contractor		General Information
Print _____ Name _____ Address _____ _____		Lot Size _____ Estimated Value of Const. _____ <u>Description of Project:</u> _____ _____
Phone Number _____ Email Address _____		Property Owner
Name _____ Address _____ _____		Fixtures # _____ Outlets # _____ Linear Ft. _____ Square Ft. _____ _____
Phone Number _____ Email Address _____		Contractor
Name of Contractor _____ Registration Number _____ Expires _____		Note: Attach required drawing on separate sheet

THIS PROPOSED PROJECT COMPLIES WITH ALL DEED RESTRICTIONS: _____ YES

Signature of applicant _____ Date _____

Approved Denied

Building Commissioner _____ Date _____

Permit Number _____ Application Number _____ Receipt Number _____

Correction Notice: _____

GARFIELD HEIGHTS GARAGE CONSTRUCTION REQUIREMENTS

1. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings; twelve inch (12") wide footer. Footings shall extend to frost depth; frost depth is forty-two inches (42"). *Garages 600 SF or under do not require frost footing depth, footer must be 8" wide and 12" deep.* Garage floors shall be concrete with a minimum thickness of four inches and shall be placed on undisturbed earth or compacted granular fill. Wire mesh or fiber reinforcement shall be placed in the concrete. Top of foundation shall be at least 8 inches above grade. Curb width shall be a minimum of 4 inches.
2. Anchor bolts (which secure the garage framing to or under the foundation) shall be placed 12 inches from each corner and a maximum of six feet apart. Minimum $\frac{1}{2}$ " diameter bolts embedded at 7" in the pour.
3. Garage framing studs shall not exceed 24 inches on center. Corners shall be constructed with double studs.
4. All openings shall have double studding (one full length stud and one jack stud).
5. Garage door headers shall be sized for the span with $\frac{1}{2}$ inch flitch plate secured to the outside of the beam. (Reversed gable garages shall have a one-quarter inch steel flitch plate sandwiched. Where the walls adjacent to the garage door are less than four feet wide, Narrow Wall Construction practices shall be employed per Chapter 602 of the Residential Code of Ohio.
6. Top plates shall be doubled and shall lap each other at corners to tie walls together.
7. Wind bracing shall be installed at all corners. Diagonal bracing may be either notched into studding or may be surface-mounted on the interior side of the garage. It must extend into the top and bottom plates. If plywood sheathing is used, diagonal bracing may be omitted.
8. Roof rafters shall not exceed 24 inches on center. Collar ties, sized according to the length of span, may be 2 x 6 or 2 x 8 nominal lumber. And shall be spaced no more than four-foot on center. Engineered trusses may be placed according to their manufacturing ratings and installation instructions.
9. Roof sheathing shall be a minimum one-half inch thick and shall be an exterior grade type.
10. Roof covering may be asphalt shingles 240 pounds in weight and may be installed directly over sheathing. (Felt paper may be omitted for detached garage construction.)
11. Garages of all types shall have gutters with downspouts connected to the storm sewer.
12. All detached garages shall have a side-hinged mandoor. The door shall be a minimum of 30" wide. There shall be a landing on the exterior of the door. The landing shall be at least as wide as the door and a minimum of 36" in the direction of travel.

