

CITY OF ARNOLD BUILDING DIVISION

Residential Garages Attached and Detached

Permit Requirements

This guide is to provide the homeowner or contractor with basic information needed to apply for a permit to build a residential garage. Within this guide are examples of plans and details that represent those indicated in number 3 below.

1. Complete and sign a permit application.
2. Pay permits fees at time of application. (\$65 for each discipline plus three-tenths of one (0.3) per cent of construction cost exceeding one thousand dollars (\$1000.00).
3. Submit two (2) copies of detailed construction plans drawn to scale containing the following:
 - a. Site plan
 - b. Foundation plan
 - c. Floor plan
 - d. Building Elevations
 - e. Electrical layout plan (required if attached, electric is optional if detached)
 - f. Wall Sections
 - g. Sections and details as necessary to illustrate the work and special aspects of the construction
4. The attached drawings and the following information are the more common items that must be shown on the permit plans.

Common items that are generally represented on the plans are:

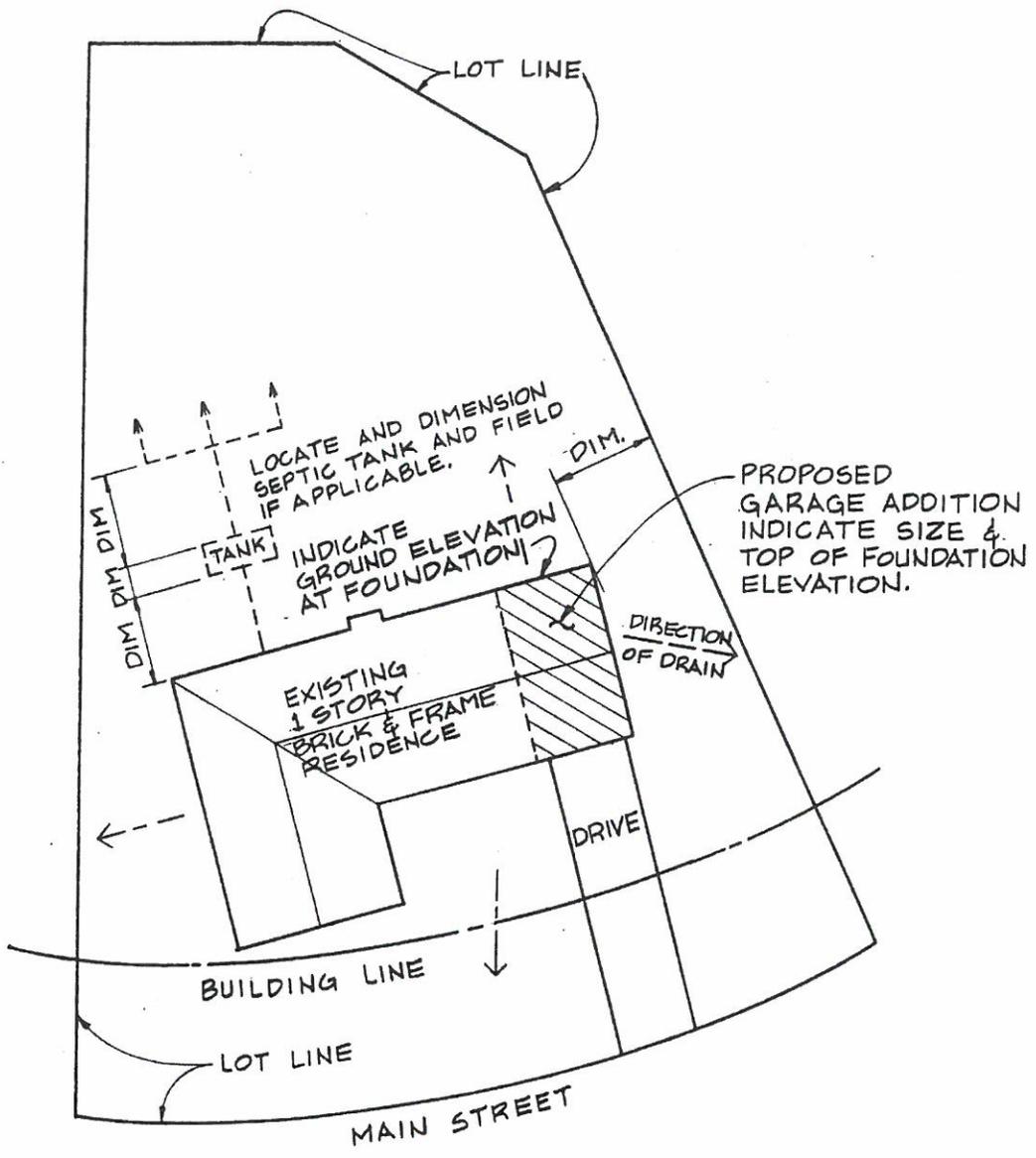
- Label the use of all rooms in the existing house that adjoins an attached garage and identify any door and window openings in the existing wall.
- If roof is framed with manufactured trusses provide two copies of the sealed truss drawings from the manufacturer.
- Size and spacing of studs
- Indicate the location of any electric panel, receptacles, lights, switches, garage door openers, and ground fault circuit interrupter (GFCI) receptacle locations in attached garages or detached garages that are being provided with electric.

- Residential driveways must be paved for the first fifty (50) feet from the street. Indicate the type of paving on the plot plan.

This brochure applies to most basic types of residential garage permits. On more complicated designs the review may indicate the need for additional information. The plan examiner or Building Commissioner will communicate this to the applicant usually by letter.

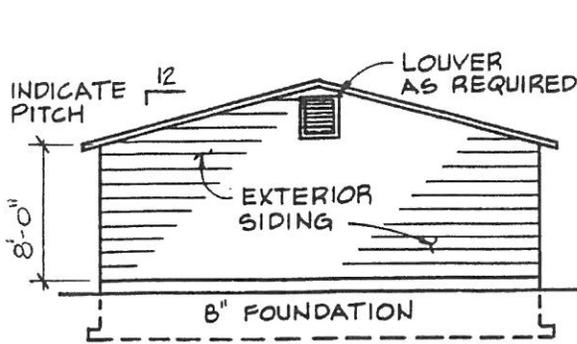
For additional information or questions about a residential garage permit please call us at 636-282-2378 or visit the office at 2101 Jeffco Blvd., Arnold, MO 63010. Our business hours are 8:00am to 4:45pm, Monday through Friday, excluding holidays.

OWNER _____
 ADDRESS _____
 SUBDIVISION _____ LOT NO. _____



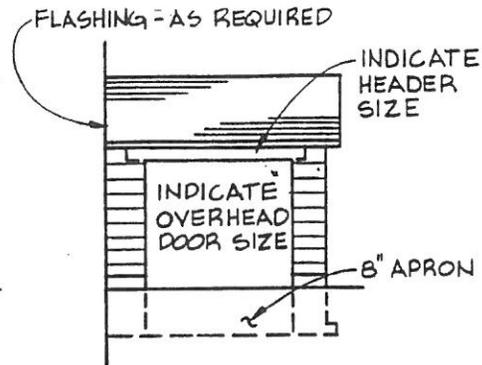
TYPICAL PLOT PLAN FOR ATTACHED GARAGE
 SCALE: 1" = 20'-0"

SETBACKS
 8 FT. FROM SIDE
 15 FT. FROM REAR



SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

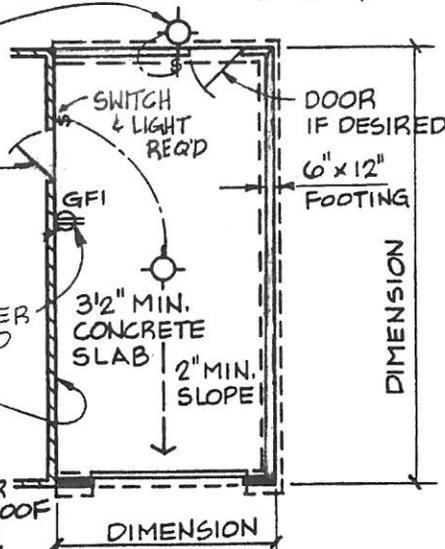
ONE (1) INTERIOR SWITCHED LIGHT REQUIRED OVER MAN DOOR

1 3/4" SOLID CORE DOOR

INDICATES A 16" WIDE APA NARROW PORTAL BRACE WALL PANEL (INCLUDE DETAIL FROM HANDOUT) OR PROVIDE 32" WIDE OSB PANEL

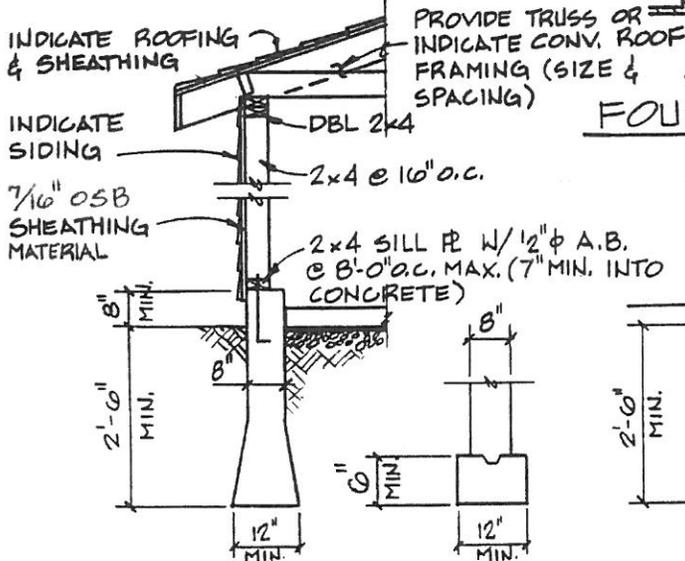
ONE (1) GROUND FAULT INTERRUPTER (GFI) TYPE RECEPTACLE REQUIRED

1/2" DRYWALL ON GARAGE SIDE OF SEPARATING WALL TO UNDERSIDE OF ROOF SHEATHING OR DRYWALL GARAGE CEILING AND SEPARATING WALL



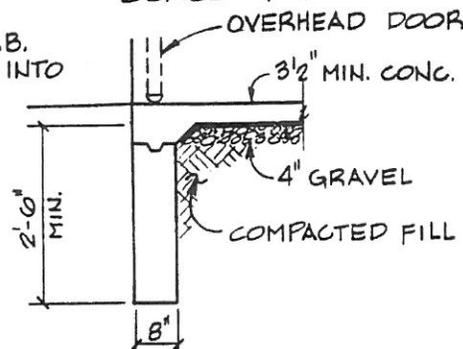
FOUNDATION & FLOOR PLAN

SCALE: 1/4" = 1'-0"



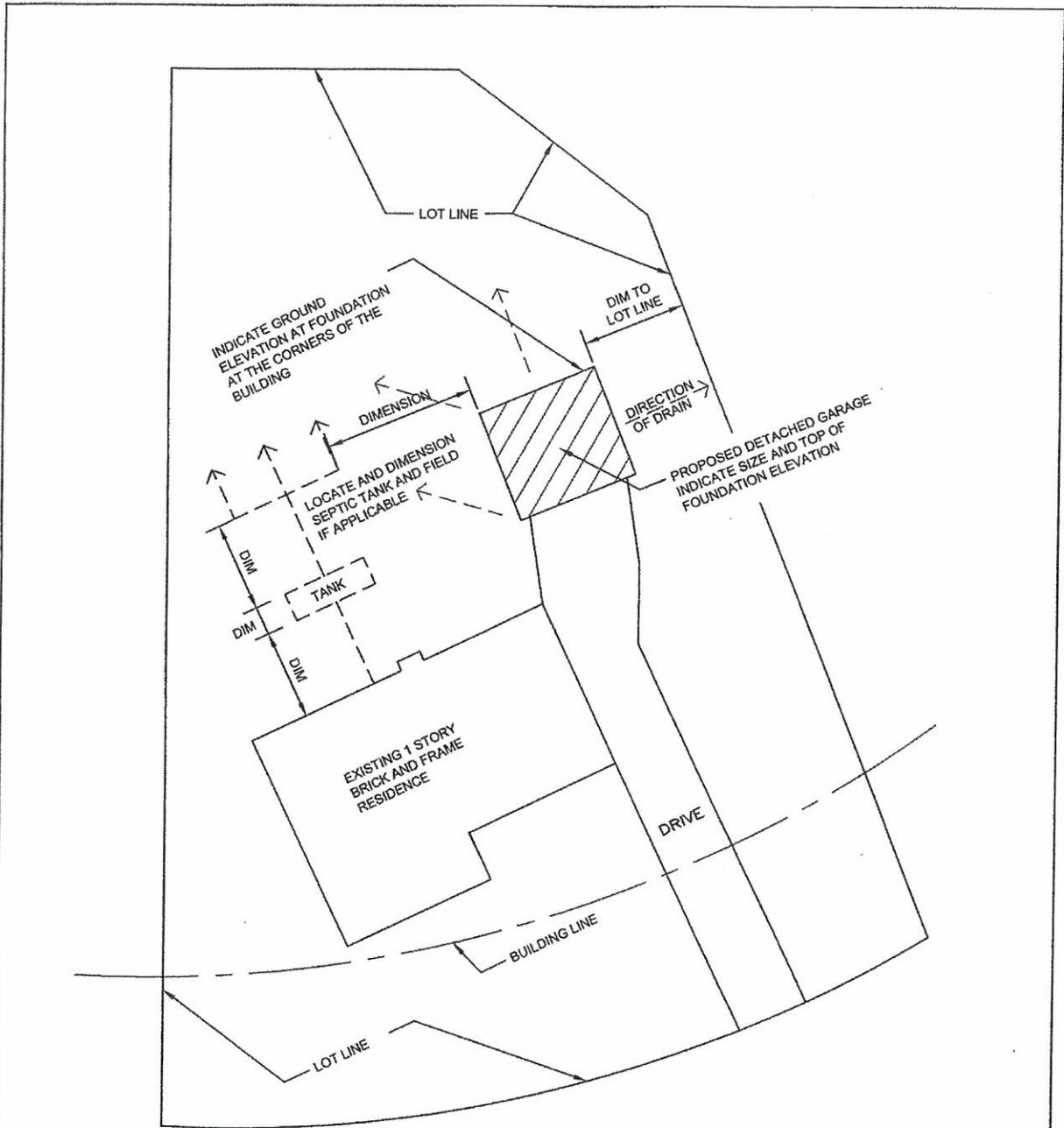
TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



APRON DETAIL

SCALE: 3/4" = 1'-0"



TYPICAL PLOT PLAN

FOR: **DETACHED GARAGE**

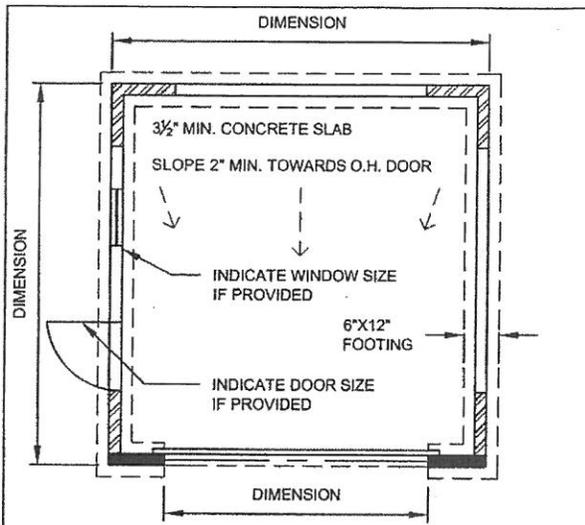
SCALE: 1"=20'-0"

SETBACKS

8 FT. FROM SIDE

15 FT. FROM REAR

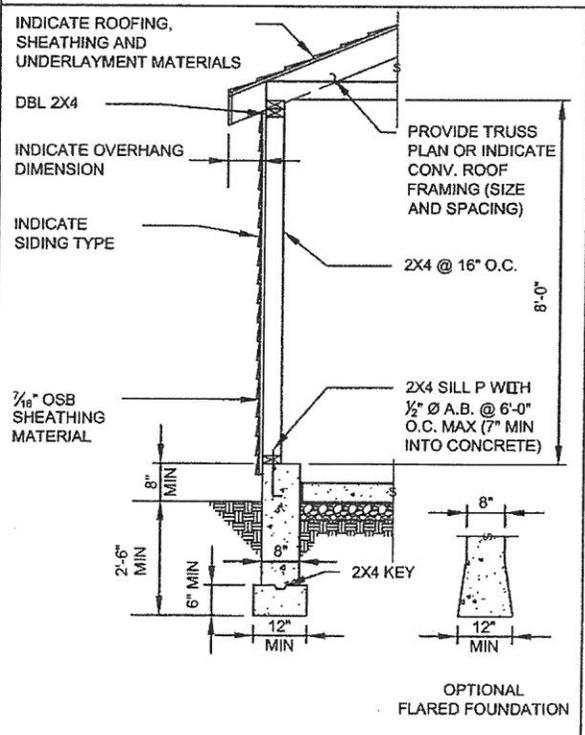
5 FT. FROM HOUSE



■■■ INDICATES A 32" (MIN) WIDE BRACED WALL PANEL (BASED ON AN 8'-0" WALL HEIGHT - SEE TABLE 602.10.10.3)
 ■ INDICATES A 16" (MIN) WIDE APA NARROW PORTAL BRACED WALL PANEL (INCLUDE DETAIL FROM HANDOUT) OR PROVIDE 32" WIDE OSB PANEL
 IF PROJECT INCLUDES ELECTRICAL WORK, INDICATE ON PLAN

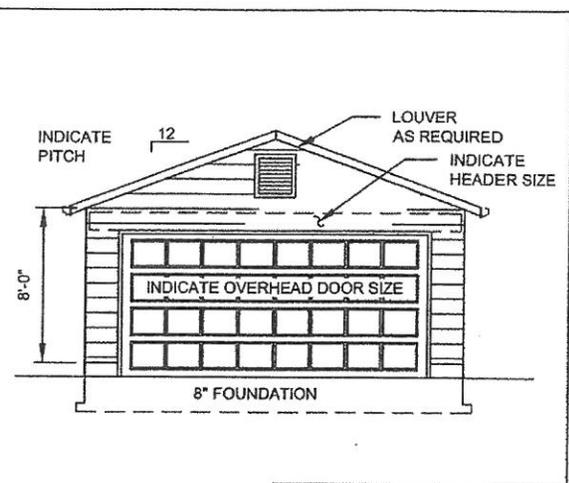
SCALE: 1/4" = 1'-0"

FOUNDATION & FLOOR PLAN



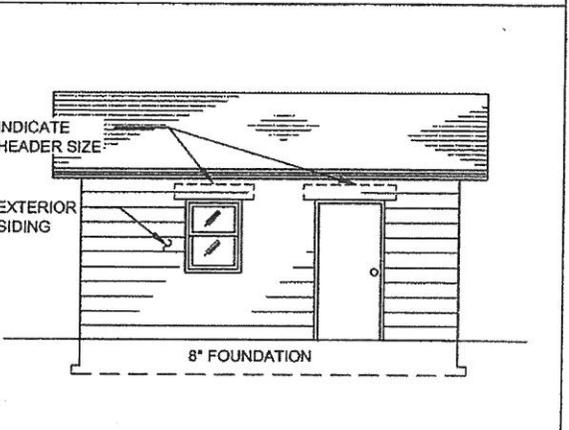
SCALE: 3/4" = 1'-0"

TYPICAL WALL SECTION



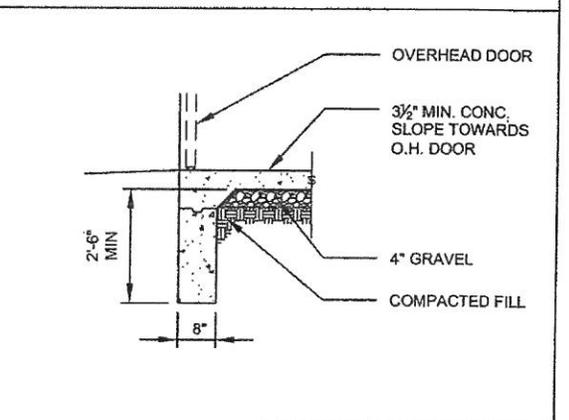
SCALE: 1/4" = 1'-0"

FRONT ELEVATION



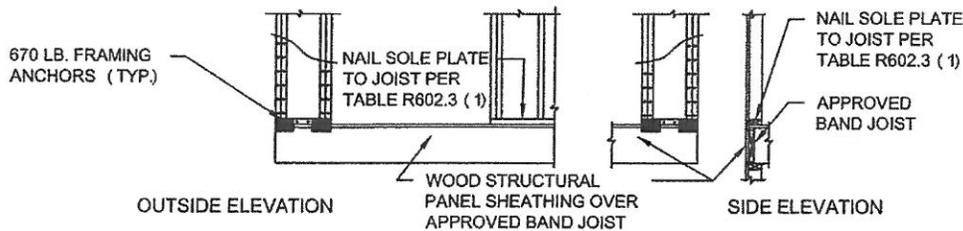
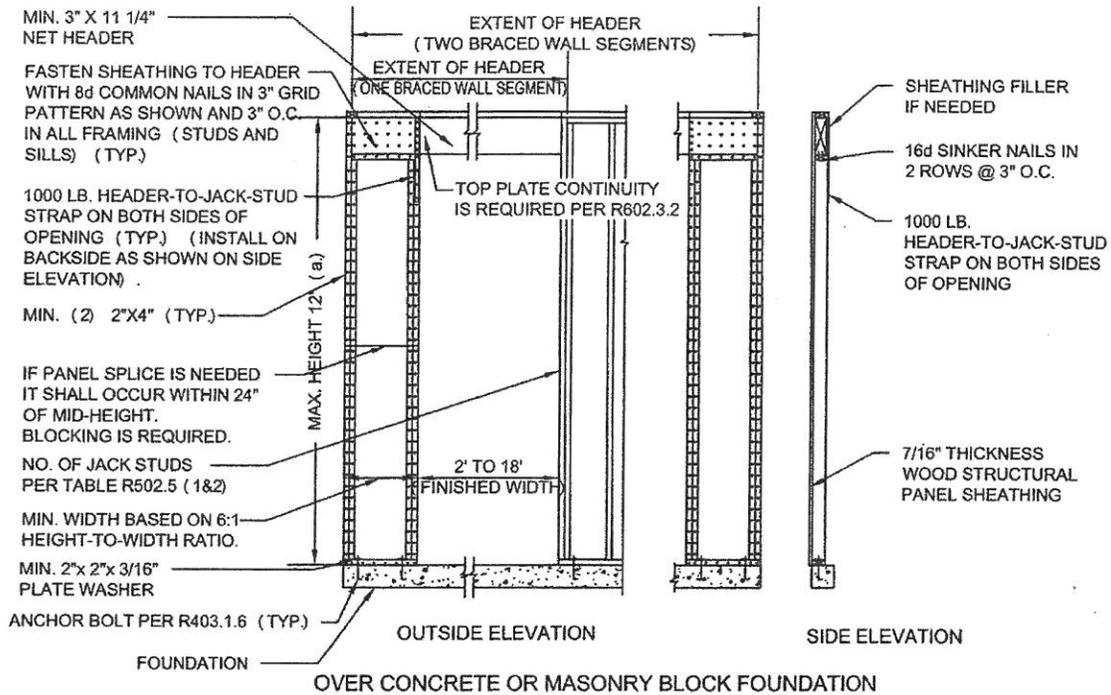
SCALE: 1/4" = 1'-0"

REAR ELEVATION

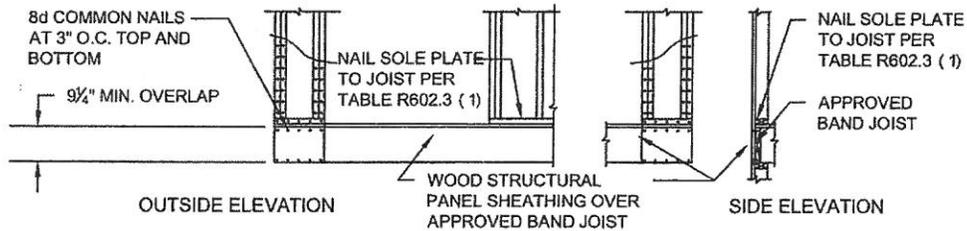


SCALE: 3/4" = 1'-0"

APRON DETAIL



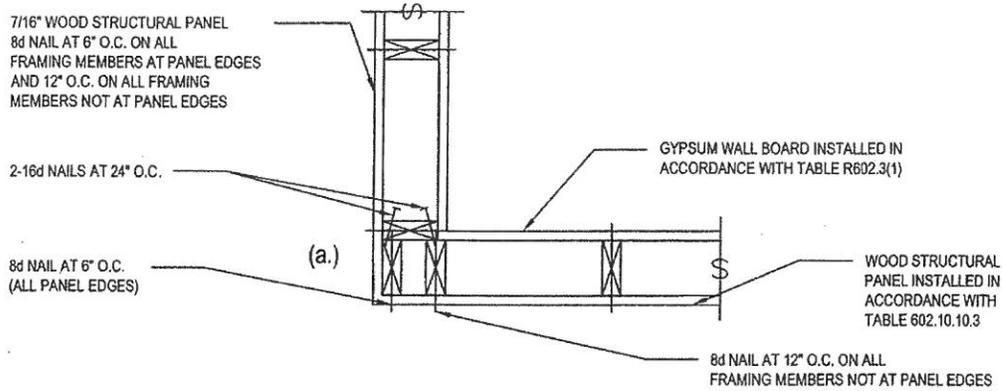
OVER RAISED WOOD FLOOR OR SECOND FLOOR
FRAMING ANCHOR OPTION



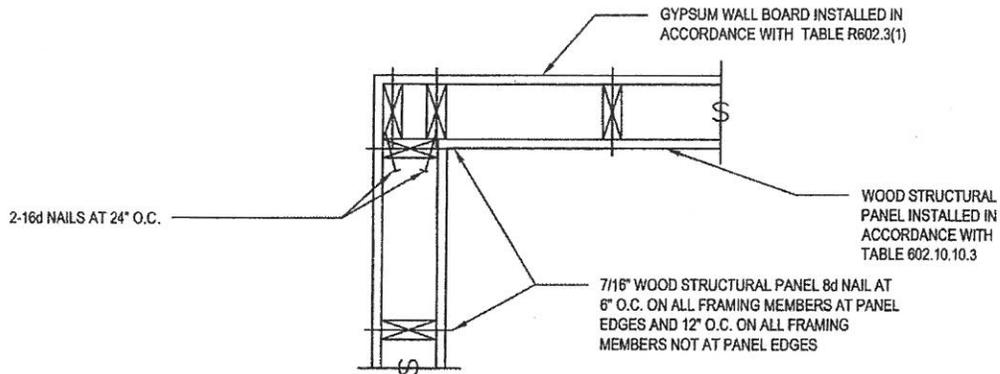
OVER RAISED WOOD FLOOR OR SECOND FLOOR
WOOD STRUCTURAL PANEL OVERLAP OPTION

FIGURE R602.10.10.3
SIMPLIFIED PORTAL WALL

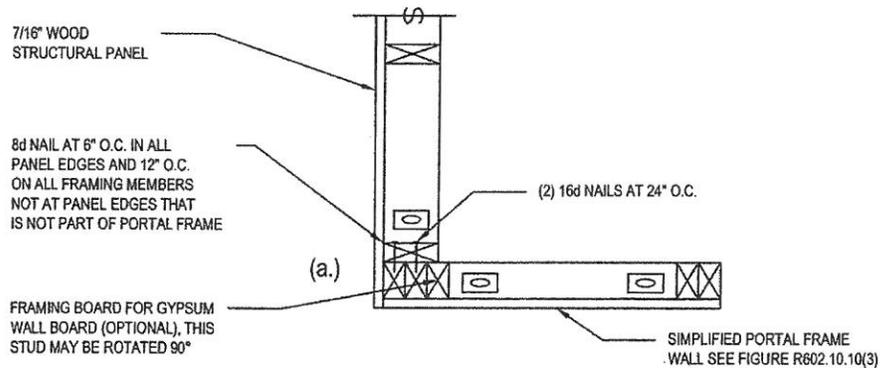
- a. CRIPPLE WALL FRAMING CONSISTING OF STUD FRAMING, SINGLE BOTTOM PLATE, AND DOUBLE TOP PLATE MAY BE ADDED TO THE TOP OF THE NARROW PORTAL WALL AS LONG AS THE COMBINED HEIGHT OF THE TWO WALLS IS LESS THAN OR EQUAL TO 12 FEET AND THE TWO WALLS ARE STRAPPED TOGETHER ON THE INTERIOR SIDE WITH A 16 GAUGE METAL 1 1/2 INCH WIDE BY 21 INCH LONG STRAP. A MINIMUM 10 INCHES OF THE STRAP SHALL BE CONNECTED TO EACH WALL OR GABLE TRUSS WITH 9 - 16D NAILS FOR A TOTAL OF 18-16D NAILS IN THE ENTIRE STRAP. STRAPS SHALL BE LOCATED AT EACH END OF THE CONNECTED WALLS OR WALL AND GABLE TRUSS WHERE SPACE ALLOWS FOR THE 10 INCH LENGTH OF STRAP. THE SPACING BETWEEN THE STRAPS MAY NOT EXCEED 4 FEET ON CENTER. THE STRAPS SHALL NOT BE BENT HORIZONTALLY TO ACCOMMODATE WOOD FRAMING. IF APPLICABLE, NAILERS SHALL BE ADDED TO ONE OF THE WALLS OR GABLE END USING A MINIMUM OF 9-16D NAILS TO CREATE THE VERTICAL PLANE NEEDED TO MOUNT THE STRAP.



OUTSIDE CORNER DETAIL



INSIDE CORNER DETAIL



CORNER DETAIL

USED IN CONJUNCTION WITH SIMPLIFIED PORTAL WALL

**FIGURE R602.10.10.4
SIMPLIFIED BRACING EXTERIOR CORNER FRAMING**

- a. END STUD INDICATED ON THE ABOVE DETAILS MAY BE SHIFTED 7/16" TO ALLOW STUD FACE TO BE ALIGNED WITH SHEATHING, OR AN OPTIONAL NON-STRUCTURAL FILLER PANEL MAY BE USED.