

SEC. 15-1-12 GARAGES AND ACCESSORY BUILDINGS.

- (a) **Definitions.**
- (1) An attached private garage shall mean a private garage attached directly to the principal building, or attached by means of an enclosed or open breezeway, porch, terrace or vestibule, or a private garage so constructed as to form an integral part of the principal building.
 - (2) A detached private garage shall mean a private garage entirely separated from the principal building.
 - (3) Accessory buildings shall conform to all requirements of this Chapter.
- (b) **Locations.** Detached garages shall be governed by the following unless otherwise provided for in appropriate zoning codes.
- (1) Garages of wood frame construction shall be located no less than ten (10) feet from any residence building, except that such distance may be reduced to not less than five (5) feet when the adjacent wall is protected as required for attached garages.
 - (2) Garages of masonry wall construction shall be located no less than five (5) feet from any residence building.
- (c) **Foundations and Footings.** Attached private garages shall be provided with the same type footings and foundations as required herein for the principal building. Concrete floors shall be not less than four (4) inches in thickness. Detached private garages may be built with a continuous floating slab of reinforced concrete not less than four (4) inches in thickness. Reinforcement shall be a minimum of six by six (6 x 6) inch, or number ten by ten (10 x 10) wire mesh. The slab shall be provided with a thickened edge all around, eight (8) inches wide and eight (8) inches below the top of the slab. Exterior wall curbs shall be provided not less than four (4) inches above the finished ground grade adjacent to the garage. Bolts three-eighths (3/8) inches in diameter with nuts and washers attached, six (6) inches long, shall be embedded three (3) inches in the concrete curb of detached garages, six (6) feet on centers. Wall corners cannot be more than twelve (12) inches from the nearest bolt.
- (d) **Floor Surface.** The floor in all private garages shall be of concrete construction and sloped toward the exterior garage door or opening. No openings or pits in the floor shall be permitted, except for drainage.
- (e) **Construction.** Private garages shall be constructed as follows: (See detail (c) for detached garages.)
- (1) Load bearing foundation walls and partitions shall be constructed as herein regulated.
 - (2) Detached private garages of wood frame construction shall be constructed with the following requirements.
 - a. Studs may have a maximum spacing of twenty-four (24) inches on centers.
 - b. Diagonal corner bracing may be applied on the inside surface of studs.
 - c. Corner posts may consist of two (2), two by four (2 x 4) inch studs or a single (1), four by four (4 x 4) inch stud.
 - d. Horizontal bracing and collar beams may be two by six (2 x 6) inch with a

- maximum spacing of four (4) foot on centers.
- e. Bottom plates must use decay resisted material.
- (f) **Attached Private Garages.** Private garages may be attached to or made part of residence buildings when in compliance with the following regulations:
 - (1) Separation from Dwelling Areas. Attached garages shall be separated from the dwelling unit by at least:
 - a. Two (2) inch brick or stone veneer.
 - b. Metal lath or perforated rock lath and three-fourths (3/4) inch of plaster.
 - c. Five-eighths (5/8) inch of vermiculite plaster board.
 - c. Five-eighths (5/8) inch fire code gypsum plaster board.
 - (2) An attached private garage may have a door connecting directly into the principal building, provided that the floor of such garage is at least eight (8) inches below the floor of such principal building. Such door shall be a metal or solid wood door not less than one and three-quarter (1-3/4) inches in thickness. A maximum of one hundred (100) square inches of one-quarter (1/4) inch stationary wire glass window may be permitted in such door.
- (g) **Garage Heating.** All open flame equipment shall be effectively separated by not less than one hour fire-resistive wall, floor or ceiling; however, suspended furnaces or direct fired units that are fired with a liquid fuel or gas may be used with an enclosure. (See U.D.C. 23.04(1)(e) for further information.)