

CITY OF PARMA HEIGHTS
Code Requirements for Detached Garages
*2013 Residential Code of Ohio

STUDS & RAFTERS

Shall have a spacing of not more than 16" o.c.

RAFTER TIES

If rafter ties are used, they are to be 2 x 4 @ 48" o.c. attached with screws or bolted.

EGRESS DOOR

Every detached garage shall be provided with an egress door. Minimum size to be 2'x6" wide, 6'x8" high and 1-3/8" thick. Door shall have a lock which is always openable from the inside without a use of a key. All hardware shall be noncorrosive metal.

FLOOR AREA

Private garages required for each 1,2, & 3 family & townhouse dwelling unit shall have a minimum of 441 sq. ft. and maximum of 750 sq. ft. The floor area for garages shall be measured from the exterior face of the enclosing walls at ground floor level. If exterior drain is used, floor should be pitched out and exterior drain must be tied into storm sewer. If interior drain is used it needs to be tied into sanitary sewer.

GUTTERS & DOWNSPOUTS All garages shall have gutters and downspouts and must be tied into existing storm sewer.

HEIGHT

No garage shall be over fifteen feet (15') high.

DEPTH

No garage shall be over 30 feet (30') in depth in a rear area.

REAR YARD LINE

Detached garages shall not be nearer than three feet (3') to its respective rear lot line.

SIDE LINE

Detached garage shall not be any closer than three feet (3') to the side line. In addition, no garage shall be closer than ten feet (10') to any other structure.

**WOOD FRAME
CONSTRUCTION**
(600 sq. ft. or less)*

Bottom of footings of frame garages 600 sq. ft or less shall not be less than 12" below finished grade, and 12" wide, 1/2" anchor bolts and washer, within 12" of corners with maximum spacing 6ft. o.c., minimum of two bolts per sill piece. Minimum of 7" embedment.

**WOOD FRAME
CONSTRUCTION**
(601 sq. ft. and over)*

Trench footing 42" below grade, 12" wide minimum.

**MASONRY
CONSTRUCTION**

Footer 42" below grade, 12" wide minimum.

GARAGE PAD

4" thick, 3,500 PSI concrete with 6 x 6, 1.4 x 1.4 welded wire mesh on 4" of porous fill.

CURBING

Curbing on garage pads will be minimum of 6" in width and 4" high.

**SIDE LINE
(main structure)**

Whenever the garage is detached from the main structure, there shall be a minimum width of nine feet (9') between home and side line of the driveway side of lot.

CORNER LOTS

Located to any adjoining lot
Side Line Three Feet (3')
Rear Line Three Feet (3')
Street Line Within twenty feet (20') of any street line. In addition, no garage shall be any closer than ten feet (10') to any other structure located on any other adjoining lot irrespective of lot lines.

REQUIRED INSPECTIONS:

1. Footer inspection before pouring concrete.
2. Foundation, slab and drains before back-filling.
3. All framing (rough, final)
4. Electric (rough, final)
5. Plumbing (rough, final)
6. All final inspections.

PLANS

1. All applications to be filled out and submitted.
2. Submit 3 sets of plans including the plot plan.

RESIDENTIAL PERMIT FEES:

Building Permit Fee	\$150.00
(includes yard drain, gutters, downspouts and sewer)	
Electric Permit	\$75.00 base fee +
	\$ 2.00 for each outlet/switch
	and/or fixture
	+ 1% tax

1. Garage floor slab shall have a minimum compressive strength of 3,500 pounds per square foot with 5 to 7 percent air entrainment. Reinforced with 6 x 6 1.4 x 1.4 welded wire mesh (RCO Table R402.2).
2. Curb 6" wide x 4" high.
3. Anchors ½" diameter bolt, washer and nut 6' – o" on center, within 12" of corners, a minimum of two anchors per sill piece. Minimum embedment of 7". (Foundation anchor straps equivalent to the bolts may be used) (RCO 403.1.6).
4. Sole Plate: Treated to protect against decay per AWPA (RCO 319).
5. Studs 2 x 4 @ 16" o.c. (RCO 602).
6. Jack Studs (RCO Figure R602.3.2).
7. Header (RCO Table R502.5(1) & (2)).
8. Top Plate: Double top plate, splices offset by 24" minimum, and lapped at corners (RCOR602.3.2).
9. Wall Bracing: 1 x 4 let in, metal strap, or wall sheathing (RCO R602.10.3).
10. Ceiling rafter: Per RCO Table R802.4(1) thru R802.4(2) minimum 2 x 6.
11. Rafters: Per RCO Table R802.5.1(1).
12. Roof Sheathing: Minimum thickness 5/8" (RCO R803).
13. Roofing: Shingles and underlayment (RCO Chapter 9).
14. Siding: (RCO R703).
15. Gutters & Downspouts: Gutters and downspouts and required and are to be tied into the storm drain unless no drain is available, subject to approval of the Building Department.