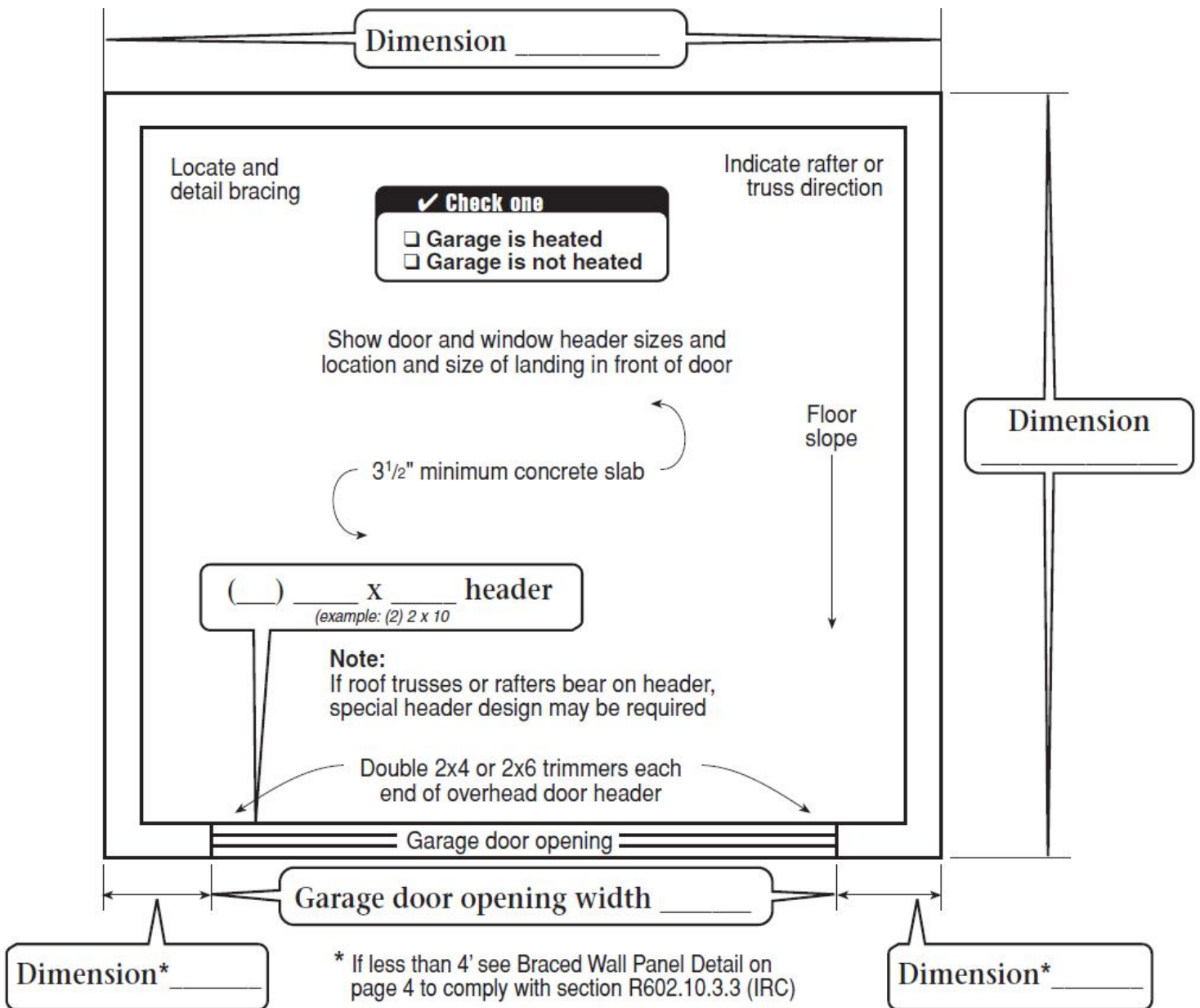
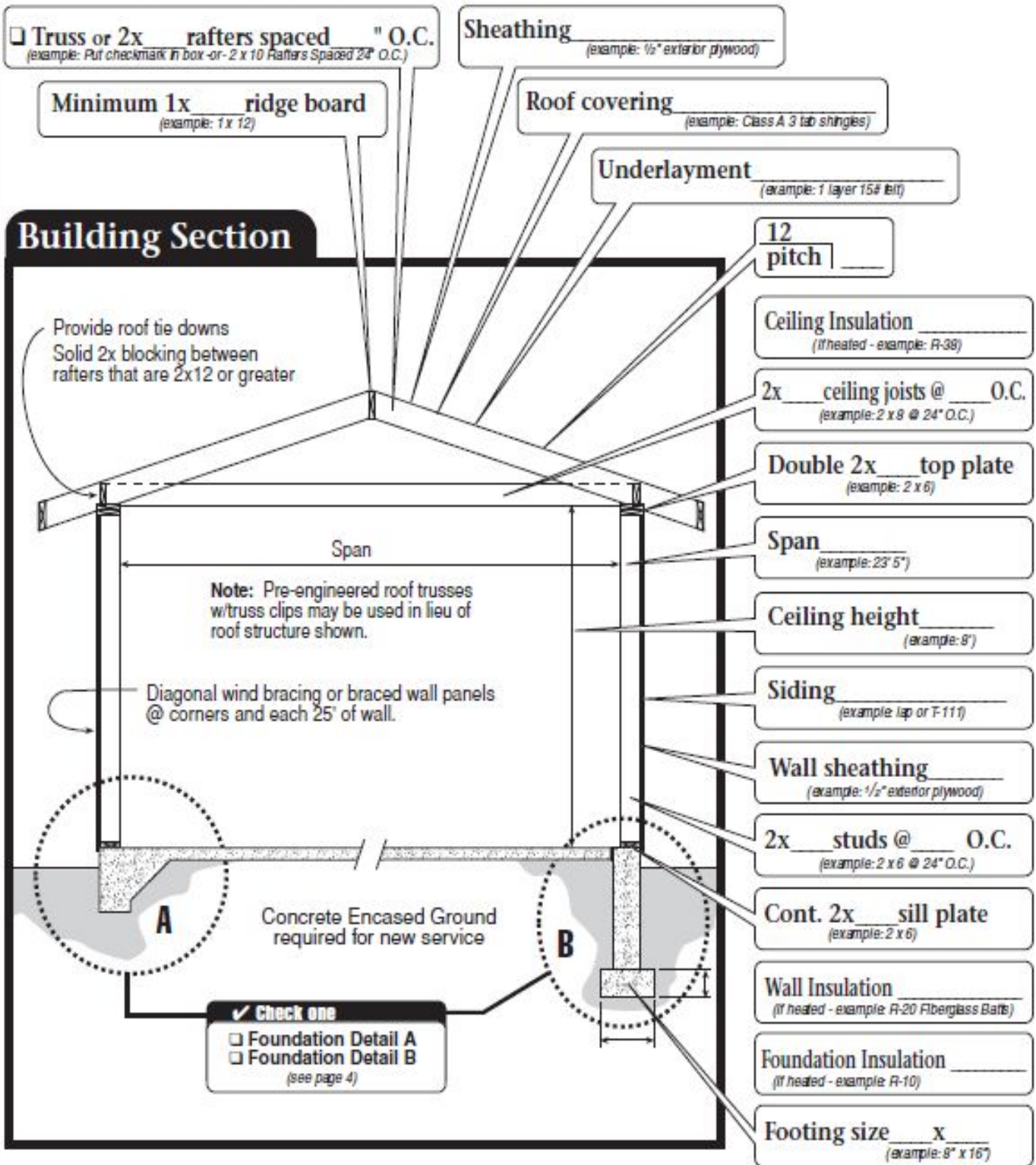


Single Family Residential Garage

Current Code requirements are 2015 IRC 2009 UPC 2009 UMC 2014 NEC



Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.



Maximum height measured from the finished floor to the peak of the roof shall not exceed 18 ft. or height of the principle dwelling, whichever is greater

* Height of structure from finished floor to roof peak: _____

* Height of primary structure (if garage is over 18' tall): _____

Treatment for termites is required either pre treatment liquid form or post treatment bait system.

Is the building going to have electrical power? Yes No

How is the power going to be supplied? 1 2 3 4

(if owner does not do the installation a City of Hays Licensed contractor is required)

1. From House
2. Change location of meter to Garage
3. Separate Meter
4. Other

Is the building going to have gas service to the building? Yes No

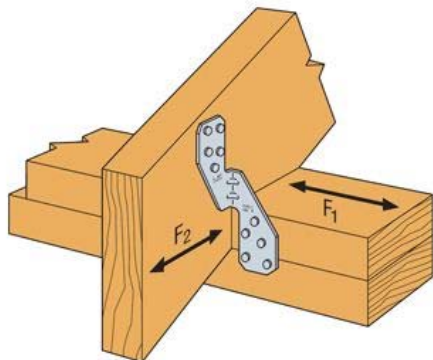
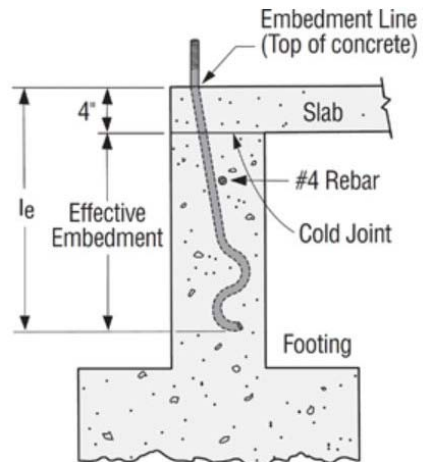
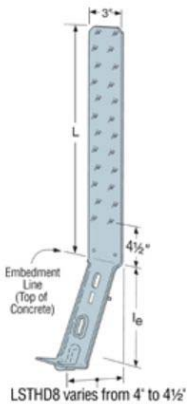
May require pressure test for new line

Is the building going to have Plumbing? Yes No

Anchors and/or tie downs that may be required *

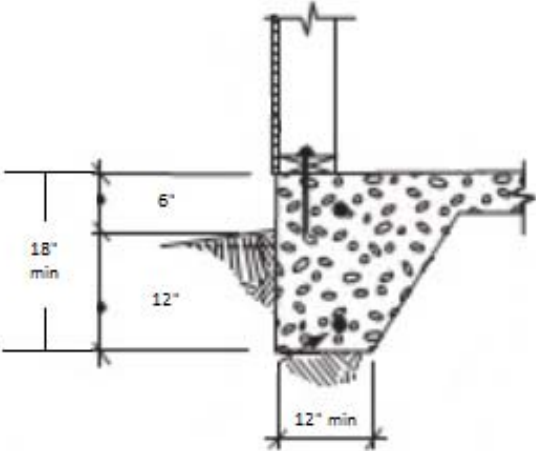
Less than 24" and more than 16" required anchor

Less than 4ft and more than 24" from corner



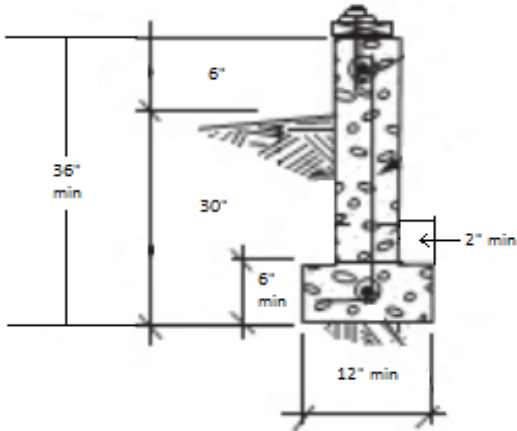
Foundation A Detail

(600 SF max structure size)



Foundation B Detail

(All structure sizes)



The above is based on a 32 foot wide house with load bearing center wall that carries half of the tributary attic and floor framing. For every 2 feet of adjustment to the width of the house, add or subtract 2 inches of footing width and 1 inch of footing thickness (but not less than 6" thick)

Site Plan

Provide dimensions from new building to property lines and existing buildings.

Lot Width _____

Side Yard Setback (5 ft minimum for all accessory buildings)

Lot Depth _____

5 foot rear yard building setback

5 foot separation from existing structures

Show Utility lines including Gas, Electric, and sewer if you know where it is.



Any omissions of requirements on submitted plans or omissions during plan review shall in no way authorize any violation of applicable requirements under the 2015 IRC, 2009 UMC & UPC, 2014 NEC, and City of Hays Ordinances. Owner/Contractor compliance with the standards adopted by the City of Hays is expected. All construction activities are subject to verification during routine inspections by an authorized representative of the City of Hays.

This hand out is provided by the City of Hays Public Works Dept. as a basic plan submittal under the 2015 IRC, 2009 UMC & UPC, 2014 NEC. This is not intended to cover all circumstances. Check with the Building Officials for additional requirements.