

**GARFIELD HEIGHTS  
GARAGE CONSTRUCTION REQUIREMENTS**

1. Garage floors shall be concrete with a minimum thickness of four inches and shall be placed on undisturbed earth or compacted granular fill. Reinforcement in the form of wire mesh shall be placed and rolled into curbs prior to placing concrete. Top of curb shall be 8 inches above grade. A “rat wall” extending 4 inches below grade shall be formed around the perimeter.
2. A level curb, 4 inches above finished floor grade and 6 inches wide, shall be formed and poured integrally with the floor slab.
3. Anchor bolts (which secure the garage framing to the concrete pad) shall be placed 12 inches from each corner and a maximum of six feet apart.
4. Before anchoring the bottom plate, a ½ inch flex cell shall be applied to the curb top to assure a seal. Bottom plate shall be 2x6” pressure treated lumber.
5. Garage framing studs shall be spaced 16 inches on center. Corners shall be constructed with double studs.
6. All openings shall have double studding (one full length stud and one jack stud).
7. Sixteen-foot long garage door headers shall be a minimum of two 2 x 12’s nailed together with ½ inch flitch plate between. (Reversed gable garages shall have a one-quarter inch steel flitch plate sandwiched between two 2 x 12’s for garage door headers.)
8. Top plates shall be doubled and shall lap each other at corners to tie walls together.
9. Wind bracing shall be installed at all corners at a 45-degree angle. 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.
10. Ceiling ties, sized according to the length of span, may be 2 x 6 or 2 x 8 nominal lumber. Maximum spacing of ceiling ties shall be four foot on center.
11. Roof rafters shall be spaced 16 inches on center. Collar ties shall be spaced four foot on center. Engineered trusses may be placed according to their manufacturing ratings.
12. Roof sheathing shall be a minimum one-half inch plywood and shall be an exterior grade type.
13. Roof covering may be asphalt shingles 240 pounds in weight and may be installed directly over sheathing. (Felt paper may be omitted for garage construction.)
14. Garages of all types shall have gutters and downspouts connected to the storm sewer.