

CITY OF FERNDALE  
COMMUNITY DEVELOPMENT  
GARAGE CONSTRUCTION REQUIREMENTS

ACCESSORY BUILDINGS

1. No accessory building or structure shall be built upon a lot or parcel unless and until a principal building is erected.
2. Where a garage or carport is structurally attached to the principal building, it shall be built only in the rear or side yard or in compliance with #3 below. It shall be considered part of the principal building for purposes of all setback regulations and building codes applicable to principal buildings.
3. Front facade attached garages will be allowed if the following conditions are met:
  - a. Any front facade garage will be set back a minimum of 5 feet from the building facade.
  - b. Any single garage door will not exceed 8 feet in width or 8 feet in height.
  - c. Any two garage doors will be separated by a minimum 2-foot solid jamb.
  - d. The garage opening on the building facade shall not exceed 50% of the total linear building frontage.
4. No detached accessory building or structure shall be constructed within 10 feet of any principal building located on the same lot or parcel.
5. No more than one accessory building shall be permitted unless the lot is of such dimension that a second structure can be built at least 25 feet from any other building or structure located on the same lot and a minimum of 5 feet from any property line or edge of an easement.
6. Detached accessory buildings and structures shall be located a minimum of 5 feet from any adjoining lot line or easement. On corner lots and alleys, detached accessory buildings and structures shall be located at least 10 feet from the lot line adjacent to the side street or alley.
7. All accessory buildings and structures shall be in the side or rear yard.
8. Accessory buildings and structures shall be included in lot coverage limitations.
9. At least 40% of the site of single and two-family residential dwellings shall be unpaved, permeable open space. All such open space shall be landscaped with live plant materials or permeable hardscape and properly maintained.
10. The building height of an accessory building or structure shall not exceed 16 feet.
11. Detached carports shall not be constructed closer to the side or rear lot line than the permitted distance for a residential garage. No portion of the carport shall extend into the required front yard area. Detached carport structures for multiple family residential dwellings shall be screened in accordance with applicable City Ordinances.
12. Accessory buildings located on double frontage (through) lots shall observe front yard setback requirements on both streets.
13. No detached accessory building or structure shall have a greater square footage than the principal building on the same lot.
14. Eaves or overhangs shall not extend more than 6 inches into the required side setback.

BUILDING PERMITS ARE REQUIRED FOR GARAGES

Permits may be obtained by a homeowner or a State of Michigan licensed builder registered with the City of Ferndale. When submitting an application, provide the following:

- a. Completed building permit application.

- b. One copy of a sealed mortgage survey without modifications.
- c. Three sets of construction plans (see example).
- d. Three site plans indicating size, shape, placement and distance from property lines and easements of the proposed garage.

## FOUNDATIONS AND RATWALLS

1. Unattached frame garages and sheds 600 square feet or less shall be built on a concrete slab not less than 4 inches thick with a 24-inch rat wall, 4 inches wide. Anchor bolts (minimum 1/2 inch diameter) shall be set 2 inches above and 7" below concrete, 6 feet on center and within 1' of corners with 2 anchors minimum (per wall section).
2. Masonry garages and masonry fronts on frame garages and all structures over 600 square feet must be built on a foundation or footing at least 12 inches wide that extends at least 42 inches below finished grade to undisturbed soil. On all construction attached to and made structurally a part of the residence, a 42-inch foundation or footing is required.
3. Concrete shall be designed to have a minimum compressive strength of 3,500 pounds per square inch (psi) at 28 days. If air entrained concrete is used, the ultimate compressive strength may be reduced to 3,000 psi at 28 days.
4. Garage floors must be properly pitched to expel surface water.

## CONSTRUCTION

1. Wood in contact with concrete must be treated against decay. Bottom plates shall be securely bolted to the slab or foundation.
2. Frame garages with walls over 10 feet tall shall be built with 2x4 studs placed 16 inches on center.
3. Wind bracing or corner bracing shall be provided on all walls. Sheets of plywood or oriented strand board (OSB) sheathing can be used as diagonal bracing when the nails are 3 inches on center at the perimeter and 6 inches on center into the intermediate studs.
4. Walls with large openings shall have at least one four-foot wide wind brace panel or have lesser panels that meet the engineering requirements of the Michigan Residential Code, Section R 602.10, or specify products designed to meet the requirements. The 2006 Michigan Residential Code is available at the City of Ferndale Library or the Building Department.
5. Headers over garage doors shall be of the following minimum sizes:
  1. Headers spanning up to 8' must be doubled 2x10 lumber where rafters or trusses span up to 20 feet perpendicular to the header. Headers spanning over 8' must be 2x12 or engineered lumber.
6. Garage roof framing can be conventional framing rafters or engineered trusses:
  1. Conventional Rafters shall be placed 16 inches on center. 2x4 rafters may be used on garages up to and including 18 feet in width. Garages over 18 feet wide must have 2x6 rafters. All ridge and hip rafters shall be 2x8 minimum. Ceiling joists and rafters form structural triangles. The ceiling joists must be 4 feet on center or less, securely nailed to the rafters and the top plate of the wall. Collar tie bracing (minimum 1 x6) at 32" on center.
  2. Approved trusses may be used. Manufacturer's shop drawings must be submitted to the Building Department before a permit will be issued. Trusses spaced 24 inches on center require plywood or oriented strand board (OS B) at least 1/2 inch thick.

NOTE:

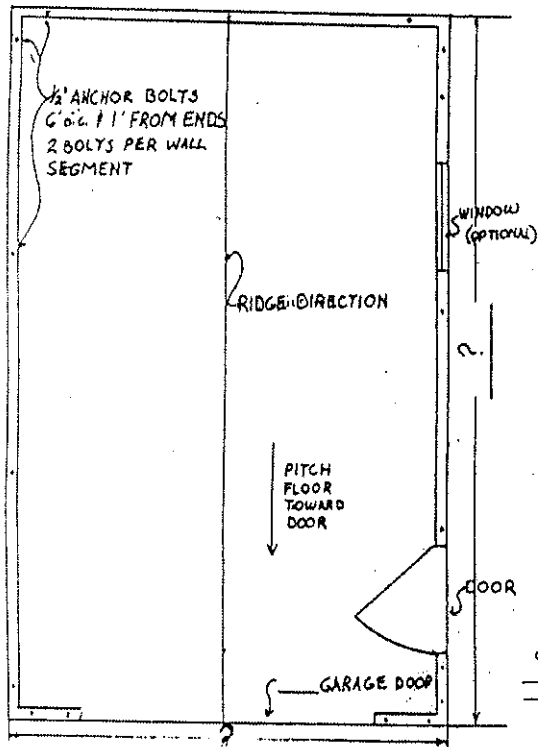
1. No garage shall be occupied as a dwelling
2. No garage shall be built on an alley or easement.
3. Three inspections are required:
  - Open trench or rat wall before pouring concrete.
  - Front wall framing before siding.
  - Final upon completion of garage.
4. A separate permit is required for electrical service.

The Building Inspector is available for calls and questions between 8:00am – 9:00am, and 4:00pm – 5:00pm, Monday through Thursday. The phone number is 248-546-2366.

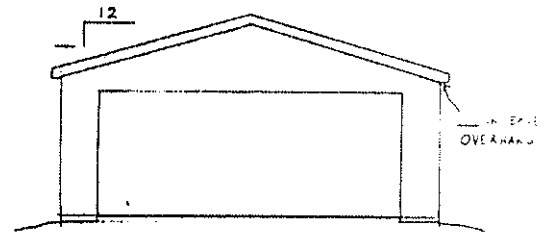
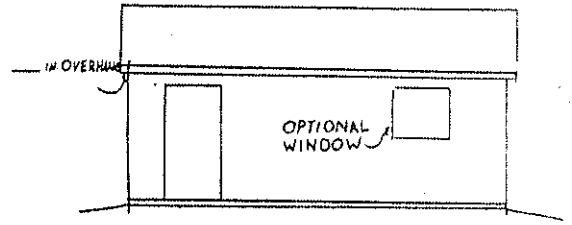
To schedule an inspection, call 248-546-2366, between 8:00am and 5:00pm, Monday through Thursday. Provide the street address, permit number, name and phone number when scheduling.

Address and permit should be visible from the street.

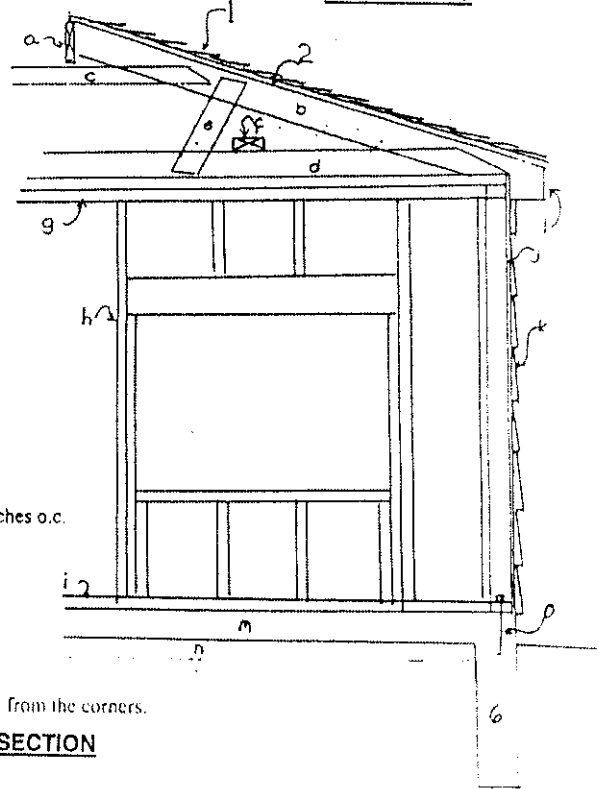
## TYPICAL GARAGE PLANS



**FLOOR PLAN**



**ELEVATIONS**



**SECTION**

1. Roofing material \_\_\_\_\_
2. Roof sheathing \_\_\_\_\_
3. A) Rafter system:
  - a) Ridge 2" x \_\_\_\_\_
  - b) Rafters 2" x \_\_\_\_\_, \_\_\_\_\_ inches on center (o.c.)
  - c) Collar ties \_\_\_\_\_ inches o.c.
  - d) Ceiling joist 2" x \_\_\_\_\_, \_\_\_\_\_ inches o.c.
  - e) Ceiling support braces \_\_\_\_\_
  - f) Cross ties 2" x \_\_\_\_\_, 4 ft. o.c. maximum
- B) Trusses: Submit manufacturer's shop drawings
4. Wall framing
  - g) Double top plate 2" x \_\_\_\_\_
  - h) Studs 2" x \_\_\_\_\_ x \_\_\_\_\_ ft., \_\_\_\_\_ in. tall, \_\_\_\_\_ inches o.c.
  - i) Treated sole plate 2" x \_\_\_\_\_
  - j) Wall sheathing \_\_\_\_\_
  - k) Siding material \_\_\_\_\_
  - l) Over hang material \_\_\_\_\_
5. Floor:
  - m) \_\_\_\_\_ in. thick concrete
  - n) Non-organic base \_\_\_\_\_
  - o) Anchors \_\_\_\_\_ (type), \_\_\_\_\_ ft. o.c. maximum and 1ft. from the corners.
6. Ratwall 4" x 24" deep concrete