

DEMO PERMIT FOR GARAGE:	\$25.25	BUILDING PERMIT:	\$50.50
CONSTRUCTION DEPOSIT:	\$50.00	ELECTRICAL PERMIT:	\$20.00 BASE
		\$.50/OUTLET, SWITCH & LIGHT	FIXTURE. + 1%

LYNDHURST BUILDING DEPARTMENT

REQUIREMENTS FOR NEW DETACHED GARAGES:

PLEASE SHOW FOLLOWING INFORMATION:

Plot plan showing location of garage and distance from house and property lines. **Garage may be no closer than three (3') feet to a rear or side yard property line nor closer than ten (10') feet to any dwelling house. The height of garage can be no higher than fifteen (15') feet from ground level.** We will also need 2 copies of blue prints of the new detached garage. Please see attached page showing how you can measure for size of garage.

MINIMUM FOUNDATION NOT OVER FOUR HUNDRED (400) SQUARE FEET IN AREA:

Four (4") inch concrete floor with 6 x 6 #6 wire mesh and four (4") inch curb. Must be monolithic placement of concrete. Anchor bolts for plates must be twelve (12") inches from the corners and every eight (8') feet thereafter. Top of curb must be eight (8") inches above grade at any point.

FOUNDATION OVER FOUR HUNDRED (400) SQUARE FEET IN AREA:

Garage bases over four hundred (400) square feet in area shall have full footers to a depth of not less than 38" inches below finished grade. NOTE: This provision is required under the new Residential Code of Ohio, effective May 27, 2006.

ALL CONVENTIONAL FRAMING SHALL BE SIXTEEN (16") ON CENTER.

DOOR HEADER:

Usually 2 - 2 x 12 over sixteen (16') foot door and 2 - 2 x 10 over single door.

Reverse gable requires a flitch plate bolted to adjoining members.

CORNER BRACING:

Notch into studs. Run diagonally from upper to lower plate at both rear and side corners. Four (4') foot x eight (8') foot x 1/2" inch thick plywood or equivalent corners may be used in lieu of let-in bracing.

USE DOUBLE 2 X 4 CORNER POSTS.

SIDING:

Aluminum or vinyl over 1/2 inch plywood or other approved sheathing. Approved 3/4 interlocking over studs. Lap siding over approved sheathing.

ROOFS:

Flat: Minimum ninety (90#) lb. roll roofing with three (3") inch lap. Gable or hip requires shingles to match house in weight and color over felt unless otherwise approved by the Architectural Board of Review. 1/2" ply or other approved sheathing beneath.

GUTTERS AND DOWNSPOUTS REQUIRED AND MUST BE CONNECTED TO STORM SEWER.

CATCH BASINS (IF INSTALLED) TO BE TWELVE (12") INCH MINIMUM.

SPECIFY 2-COAT PAINT JOB AND INDICATE RESPONSIBILITY FOR WORK

ALL WIRING IS TO COMPLY WITH THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE.

(Continued on other side).

SIZE REQUIREMENTS FOR DETACHED GARAGES

A GARAGE WITH A MINIMUM FLOOR AREA OF 500 SQUARE FEET MAY BE ERECTED IN OR ON THE SAME LOT WITH THE MAIN BUILDING.

ADDITIONAL FLOOR AREA NOT TO EXCEED A TOTAL FLOOR AREA OF 775 SQUARE FEET MAY BE PERMITTED BY UTILIZING THE FOLLOWING FORMULA.

1. MULTIPLY THE LENGTH AND WIDTH OF THE LOT TO FIND THE TOTAL SQUARE FOOT AREA OF THE LOT.
2. SUBTRACT 5000 FROM THE TOTAL SQUARE FOOT AREA.
3. DIVIDE THE REMAINING NUMBER BY 2500.
4. MULTIPLY THE REMAINING NUMBER BY 100.
5. ADD THAT TO 500.
6. THE TOTAL IS THE MAXIMUM SIZE DETACHED GARAGE PERMITTED, PROVIDED HOWEVER, THAT IN NO CASE SHALL THE SIZE BE GREATER THAN 775 SQUARE FEET IN AREA.
7. THE MAXIMUM HEIGHT OF ANY ACCESSORY BUILDING OR STRUCTURE FOR ALL RESIDENTIAL DISTRICTS IS FIFTEEN FEET, UNLESS STATED OTHERWISE IN THIS ZONING CODE.

NO MORE THAN ONE GARAGE, ATTACHED OR DETACHED, IS PERMITTED PER LOT.