



RESIDENTIAL GARAGES

GARAGES ATTACHED TO YOUR HOUSE

Garages attached to dwelling units are treated, under zoning, the same way as any other form of an addition to your house. They must maintain specific setback distances from the property lines. See the next page for setback information.

OPENING PROTECTION

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and dwelling shall be equipped with either solid wood doors not less than 1 3/4 inch in thickness or 20-minute fire rated doors. Self-closing devices and fire resistive rated door frames are not required.

FIRE SEPARATION

The garage shall be separated from the residence and its attic area by a means of minimum 5/8 inch type-x gypsum board applied to the garage side. Wherever the attic area is continuous between the garage and the dwelling, a firestop of 5/8 inch type-x gypsum board shall be used to form a barrier to separate the garage and dwelling.

FLOOR SURFACE

Garage and carport floor surfaces shall be constructed of concrete or other approved noncombustible material. Slab on grade construction shall be in accordance with the provisions of the State Building Code. The minimum floor thickness shall be 3 1/2 inches. The area of floor used for the parking of automobiles or other vehicles shall be sloped to facilitate drainage toward the main vehicle entry/exit doorway. All door openings between the garage and the dwelling shall be provided with a raised sill with a minimum height of 4 inches.

UNATTACHED OR FREE-STANDING GARAGES

Garages, which are not attached to dwelling units, must maintain the minimum property line setbacks. This distance differs from district to district. Please refer to the footnotes for your zone.

A free standing shall be framed to conform to the State Building Code.

Free standing garages do not have the fire separation requirements dictated to the construction of *attached* garages.