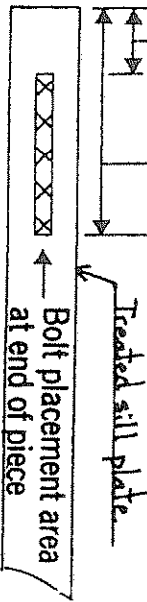


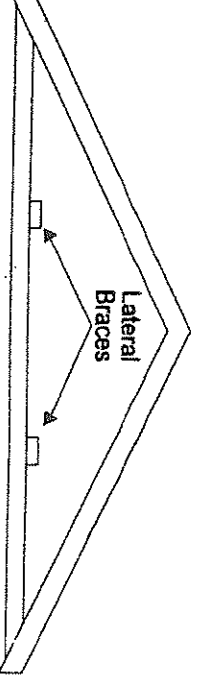
1/2 inch anchor bolts are required to be embedded 7 inches into the concrete.

Sketch # 2
3 1/2 inches 12 inches

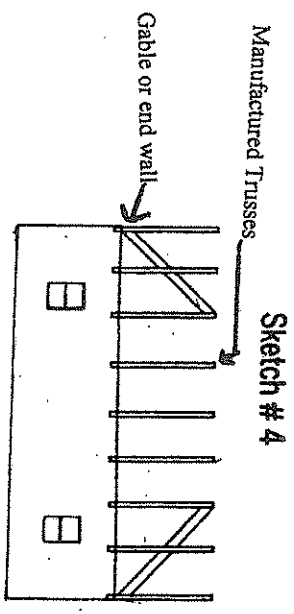


Bolts shall be a minimum of 3 1/2 inches from end of piece. Bolts shall be within 12 inches of end of piece. Minimum of two bolts per piece. Maximum spacing of bolts is 6 feet. Approved nuts and washers.

Sketch # 3

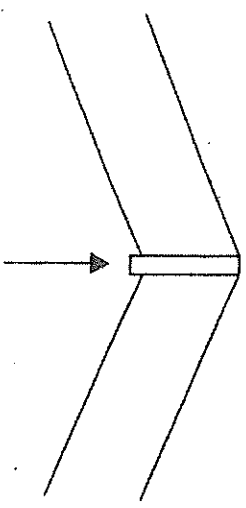


Trusses typically require two lateral braces on the bottom chord the length of the building. Or lateral bracing as required by the truss manufacturer's shop drawing.



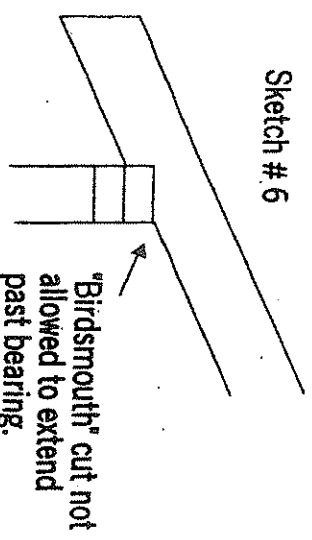
End walls are required to be braced off of the trusses at each end.

Sketch # 5



Rafters require full bearing on the ridge board. 2 x 6 rafters require a 1 x 8 or 2 x 8 ridge board.

Sketch # 6



GARAGE CONSTRUCTION



Bremer County
Building & Zoning Department

415 East Bremer Avenue
Waverly, Iowa 50677
319-352-0332

www.co.bremer.ia.us

Serving the Cities of

- Denver
- Dunkerton
- Janesville
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- Tripoli
- Waverly

Building Permits

To obtain a Building Permit, a survey or scale site plan must be submitted by the owner or the contractor. Building permit applications are available at the Bremer County Building and Zoning Department or on our website at www.co.bremer.ia.us.

The following must be indicated:

- Legal description
- Lot size and all adjacent public streets
- Exact location and distance of proposed building to lot lines and other buildings on the lot, as well as their dimensions.
- Location of septic and well if present
- Owner must be able to show corner monuments on the site to the satisfaction of the code Enforcement Official.
- Statement of the elevation where elevation is shown if the property is in the flood plain.
- Location of existing and/or proposed public sidewalks and driveway approaches showing accesses to garage or site.

Permit Fees and Exceptions

The building permit fee is based on a public fee schedule available at the Bremer County Building & Zoning Department.

Building permits are not required for accessory buildings 120 square feet or less in floor area, however an application and site plan must be filed to ensure that the building complies with zoning requirements.

Accessory Buildings

No accessory building shall be erected until after the principal permitted use (dwelling) is erected and shall not be erected in any required court or front yard.

Setback requirements vary per town and may be obtained by calling the Bremer County Building & Zoning Department.

Footing Requirements

Detached one story accessory buildings of light frame construction may be constructed on a floating slab. The slab shall be 4" thick and the thickened edge shall be 8" deeper than the slab thickness and at least 8" in width. The slab shall be reinforced with a minimum of #4 reinforcement bars on two foot centers both directions. The perimeter or grade beam shall be reinforced with a minimum to two continuous #4 bars around the perimeter. The floor slab and grade beam shall be made in one continuous pour. The sub grade shall be free from all sod or other foreign material and shall be provided with a minimum 3 inches compacted aggregate backfill prior to installing the floor.

Construction Guidelines

Floating Slab Footings: Allowed on detached buildings. See Sketch #1 for guidelines on the thickened edge.

Bottom Plate: Plates on concrete or concrete block shall be of approved treated wood or approved wood of natural resistance to decay.

Anchor Bolts: 1/2 inch anchor bolts are required to be embedded 7 inches into the concrete. See Sketch #1. A minimum of 2 anchor bolts per piece, with the bolts within 12 inches of the ends of each piece. Bolts shall be a minimum of 3 1/2 inches from the end of each piece. Approved nuts and washers shall be used. Maximum spacing is 6 feet. See Sketch #2.

Stud Spacing: Stud spacing of 16 inches or 24 inches is acceptable.

Vinyl Siding: Vinyl siding is required to be nailed at 16 inch spacing. Either studs spaced at 16 inches or minimum of 1/2 inch sheathing is required.

Top Plate: End joints in top plates and bottom plates shall be offset at least 48 inches. Top plates and double top plates shall overlap at corners

Wind Bracing: Most common method is the use of 4x8 foot sheets of plywood or OSB applied vertically on each end of each wall.

Truss and End Wall Bracing: Trusses are required to have one continuous lateral brace on the bottom chord the length of the building. See Sketch #3. End walls are required to have a brace at approximately 45 degrees. See Sketch #4.

Rafters: Rafters are required to have full bearing on the ridge board. See Sketch #5. Birdsmouth cut on rafters shall not extend past the bearing. See Sketch #6.

Overhead Door and Window Header Requirement

For a more detailed explanation see the Residential Header Brochure

Asphalt Shingles and Ice Dam Protection

For a more detailed explanation see the Roofing with Asphalt Shingles Brochure

The brochure is intended to explain some of the requirements for garage construction. If you have further questions, call the Bremer County Building Department.

319-352-0332

7:00 A.M.—4:30 P.M.