

**CITY OF WARREN  
GARAGE REQUIREMENTS - BUILDING CODE**

- 1. DETACHED FRAME accessory buildings 600 square foot or smaller may use 4" x 24" ratwall.**
- 2. Attached garages and detached garages over 600 sq. ft. must have a 12" x 42" continuous footing.**
- 3. Garage walls with brick veneer require 12" x 42" footings.**
- 4. ALL RATWALLS in the locations of a sloping grade shall have a minimum of 24" below present grade at lowest point. Ratwalls and slabs must be poured monolithically (single pour).**
- 5. Inspections (1) Attached Garages require-open trench, sand compaction, rough building, rough electrical, final electrical and final building. (2) Detached over 600 sq. ft. requires open trench, rough and final electrical (if installing) and final building inspection. (3) Detached 600 sq. ft. or less: Ratwall and slab (monolithic), rough and final electrical (if installing) and final building inspection.**
- 6. ALL Garages shall have studs, ceiling joists and rafters placed not more than 16" on centers. Trusses can be 24" on center. Trusses and rafters must be hurricane clipped to the wall.**
- 7. Garages shall have minimum 2" x 8" ceiling joists, up to 22' with 2 stiffbacks, equally placed. Stiffback to be 2" x 4" flat with 2" x 8" on edge, secured to each ceiling joist and attached to opposite walls. Pre-engineered trusses may also be used.**
- 8. ATTACHED GARAGES shall be rated with a minimum of a 30 minutes rated fire resistant material on common walls to underside of roof sheeting or on complete ceiling, such as 1/2" drywall.**
- 9. Walls and the underside of overhangs on structures less than 5' from the property line must be one hour rated on both sides. Openings are not permitted on walls less than 3' from the property line. Overhangs on garages less than 5' from property line may not exceed 12" and may not exceed 4" on garages less than 2'. Garages less than 10' away from other structures must be one hour rated (except sheds).**
- 10. ALL CONNECTING DOORS on attached garages shall have 20 minute rated fire resistant door; preferable metalclad with a minimum of 26 gauge galvanized sheet metal. A 1-3/4" solid core door is also acceptable.**
- 11. ALL 16' doors, in bearing walls, shall have laminated or microlam headers.**
- 12. ALL garages must have fifteen pound felt on roof under shingles. Attached garages must have ice shield on the eaves.**
- 13. Detached garages shall not exceed one (1) story or ten (10) feet in height to the eaves.**