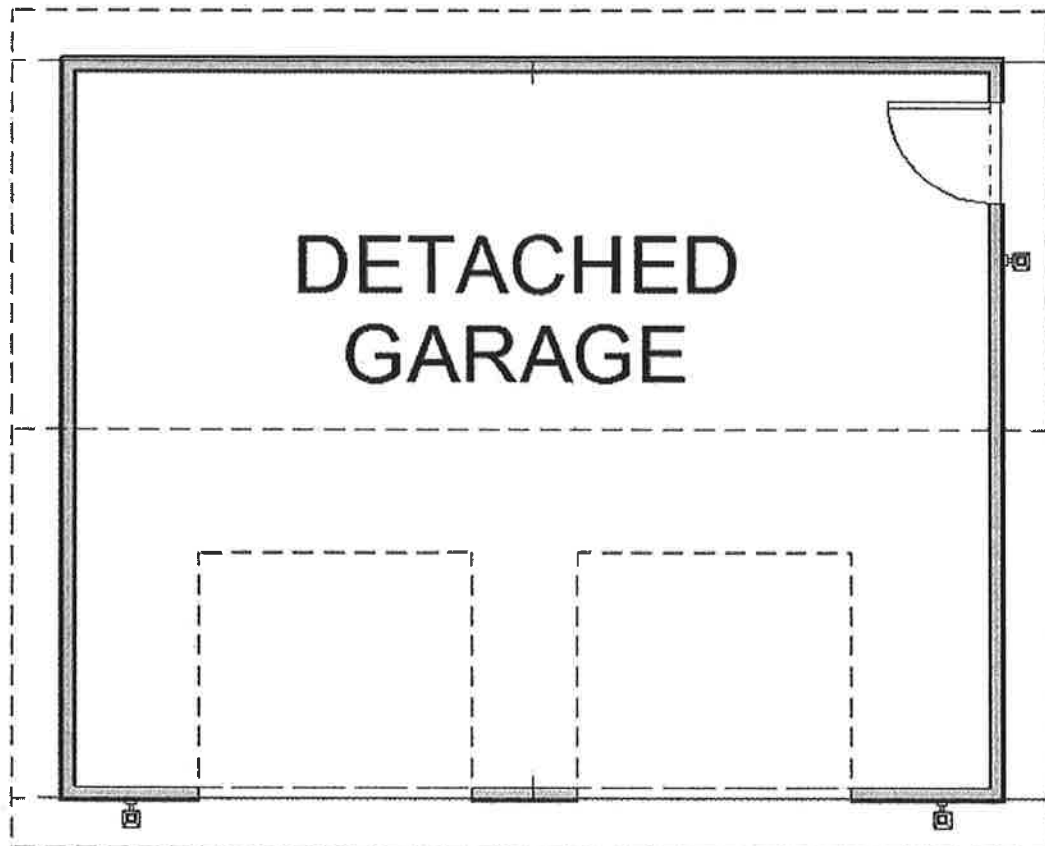


GARAGES & SHEDS

**Supplemental construction information
for residential garages, carports, and sheds
exceeding 200 square feet in area**



City of Aberdeen
Building Inspection Dept.
(605) 626-7017
2015 IRC – pamphlet revised 3/12/18



Building & Planning Guide*

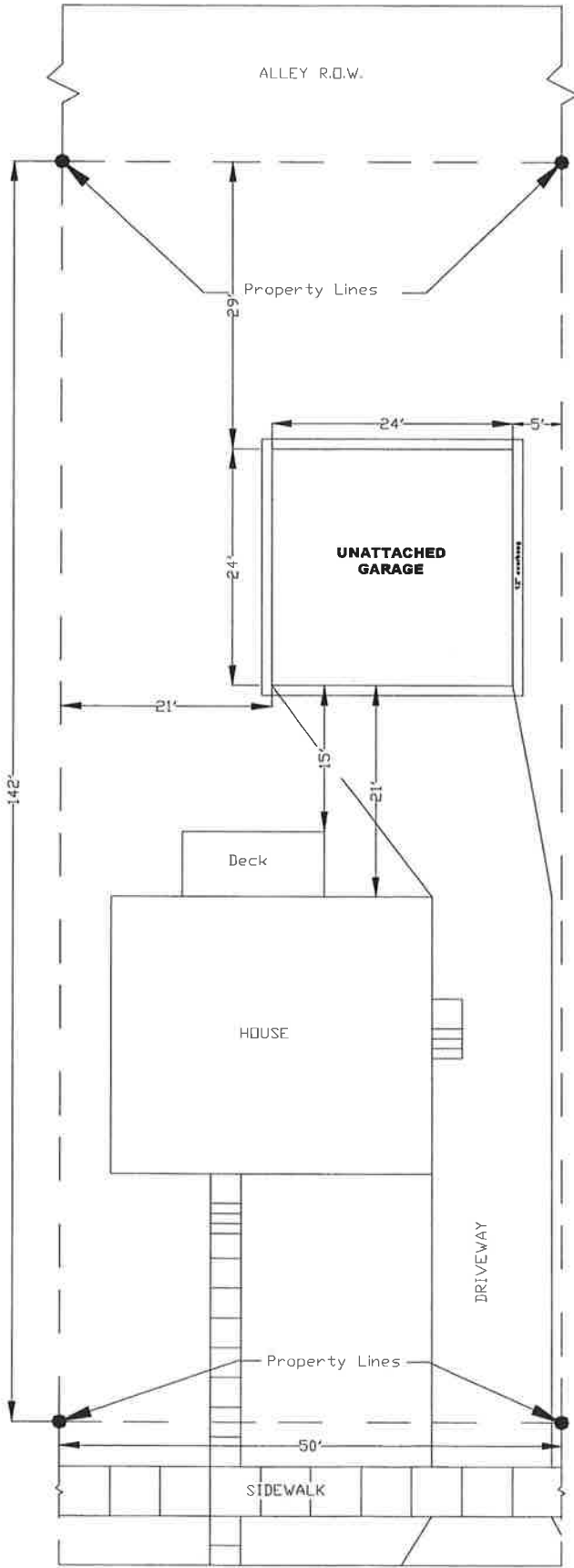
1. A site plan or mortgage survey of your property will be required with all applications. The site plan is to include, correct address, lot size, and all existing structures on the lot as well as proposed structures. The site plan must include the sizes of all structures and the distance of the structures to other structures and lot lines. The property pins must be exposed and/or flagged, as the setbacks must be approved before placing a structure on the lot or pouring a concrete foundation.
2. Submit the site plan and completed construction plan (packet available upon request). In the construction plan, please include a floor plan including location and sizes of windows and overhead doors. The plan should also reflect the direction of the rafters (draw a ridge line) in relation to the position of the overhead doors.
3. The Building Dept. and Planning & Zoning Dept. will review the submitted information and determine if a permit is to be issued, please allow 3-5 working days for this process.
4. If you are making application for a storage shed less than 200 square feet in size, a site plan is all that is required to be submitted for approval, construction plans are not required.
5. For additional information regarding building code requirements, please refer to the attached illustrations or contact a Building Inspector at (605) 626-7017.
6. All submitted information must be dated, printed, and signed by the owner or the owners' authorized agent when making application.

*If you are considering installing a floor drain, please be advised that there are requirements set forth by the City of Aberdeen, State Plumbing Codes, and applicable building codes. Please refer to the attached illustrations for further information. If a floor drain is not to be installed, the floor of the structure must be sloped towards the vehicle entry door. Floors for structures exceeding 200 square feet in area is required to have the floor materials be of a non-combustible material.

*In accordance with common building practices within the City of Aberdeen's jurisdiction, unattached garages built on a monolithic (floating) slabs are not allowed to have water supply lines, heat, or any combination of the two, installed in the structure.

Carports

Carport floor surfaces must be constructed of approved, non-combustible materials. Carports are also required to be left open on **two sides**. Carports not open on at least two sides shall be considered a garage and will be subject to all building code provisions for garages.



SAMPLE SITE PLAN

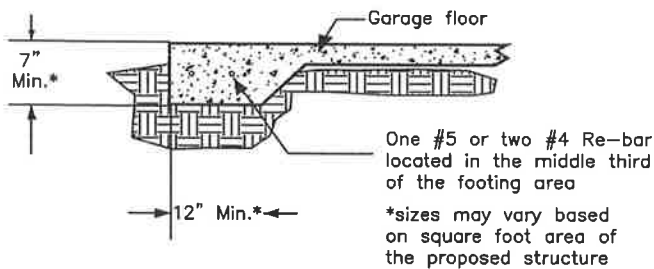
Plan shall include FRONT, SIDE and REAR setbacks of all existing and proposed structures on the property.

GARAGE FOOTINGS

Unattached Garages "Floating Slab"

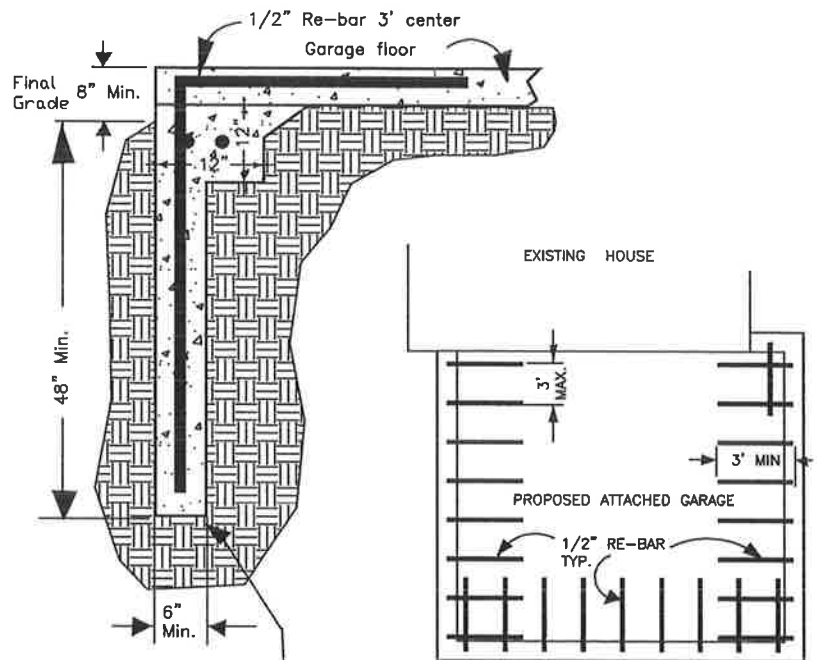
**3 1/2" minimum slab thickness
materials are noncombustible**

**All sod, tree roots and vegetation
must be removed in slab area**



Attached Garages

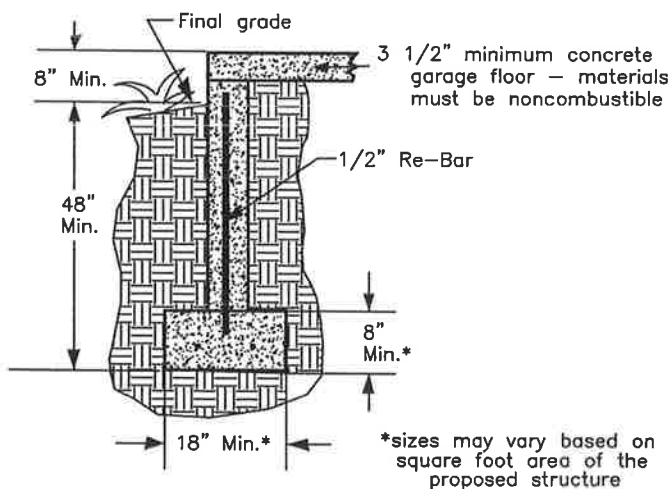
**ALTERNATE TRENCH FOOTINGS
REQUIRES PRE-APPROVAL FROM
BUILDING INSPECTION DEPARTMENT**



Note:
All loose materials
must be removed
from the bottom
of the trench.

Attached Garages

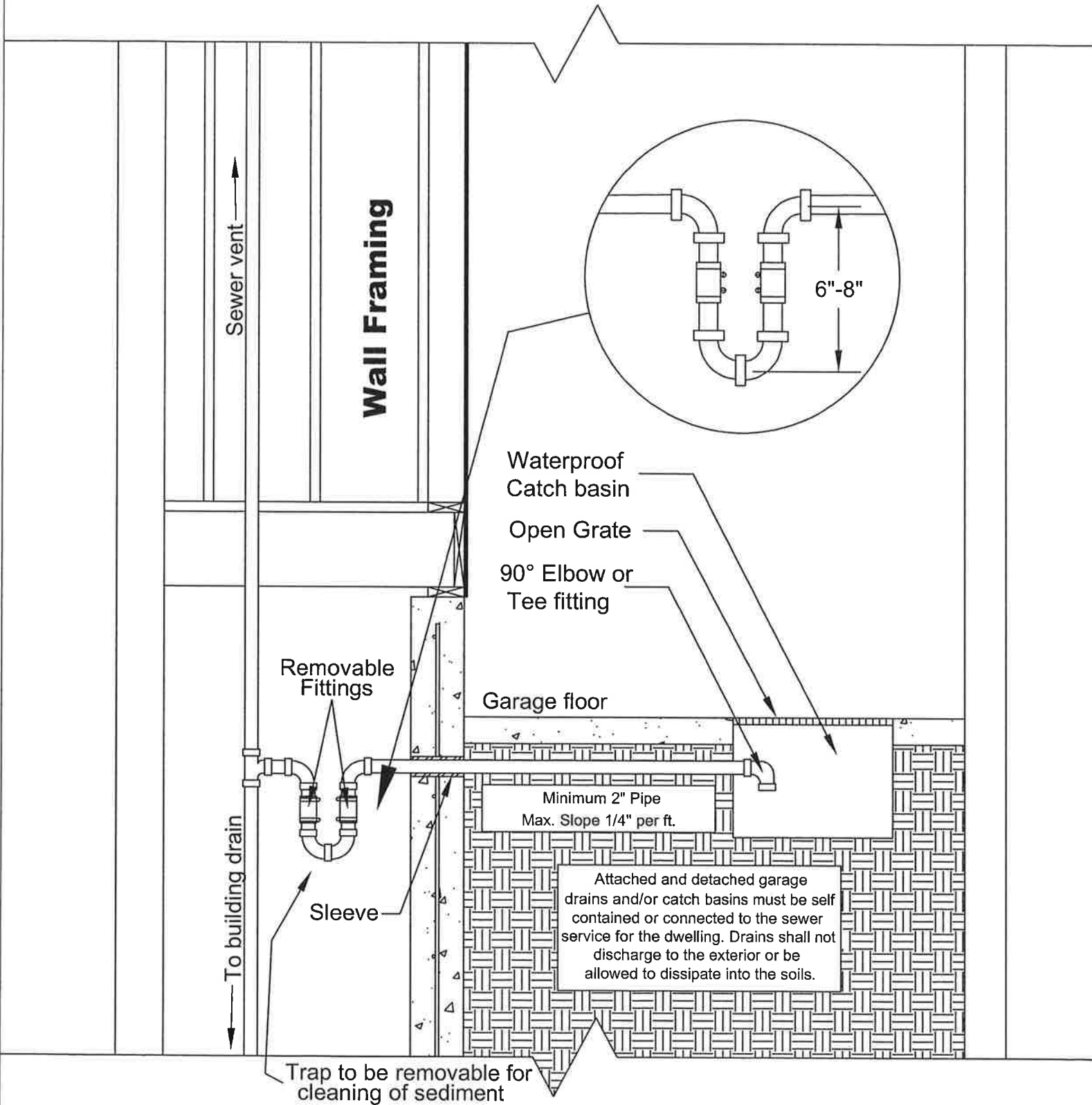
Typical Spread Footing for Attached Garages



Additional information for garage footings

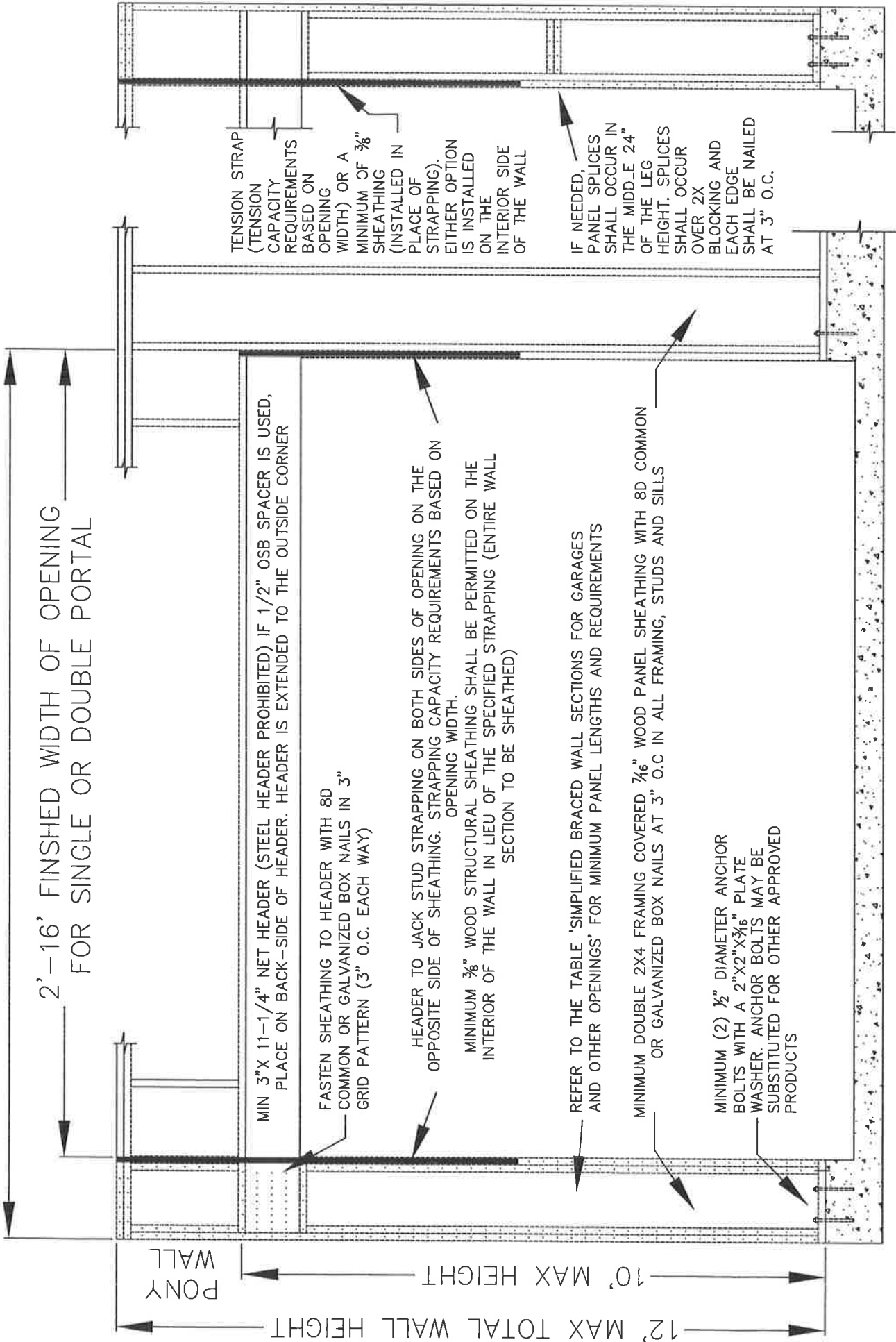
- The above stipulations are not applicable to detached structures less than 200 square feet in area.
- All garage floors must be of noncombustible materials and shall be sloped to facilitate movement of liquids to the door opening or approved drain.
- Footings sizes are subject to increased sizes when subject to any of the following conditions;
 - living or storage space located above the garage
 - the square foot area is deemed to be subject to additional loads
 - brick veneer is installed
 - unstable soil conditions
 - additional point loads
 - framing materials other than standard light-framing
 - floating slab systems not cast monolithically are subject to additional requirements and re-bar
 - water and sewer lines entering garage structures must be protected from frost conditions
- Trench footings are subject to approval on a case by case basis
- Thickened edge/floating slabs shall have a thickened portion provided underneath all bearing points

Residential Garage Floor Drains

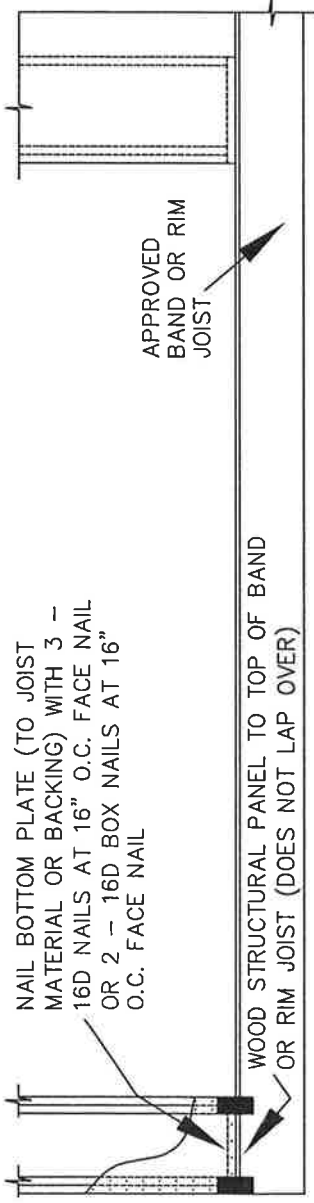


- Floor drains must be approved by the Building Inspection Department.
- Drains and catch basins shall be of an approved waterproof/watertight material and shall be installed in a manner to protect the public sewer and the sewer of the dwelling.
- Catch basins must be accessible for cleaning and maintenance.
- Drains shall not terminate directly to the exterior or be allowed to seep into the soils.

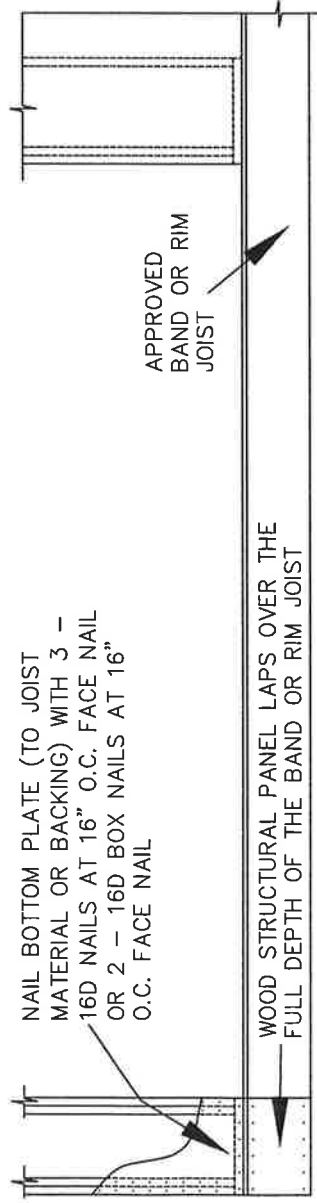
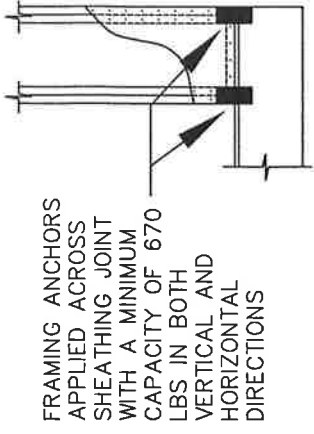
EXTENT OF HEADER WITH SINGLE PORTAL WALL (ONE BRACED PANEL)



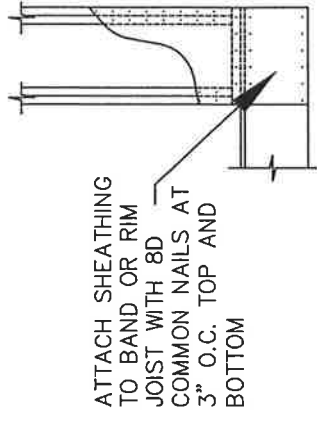
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR-FRAMING ANCHOR OPTION



OVER RAISED WOOD FLOOR-OVERLAP OPTION

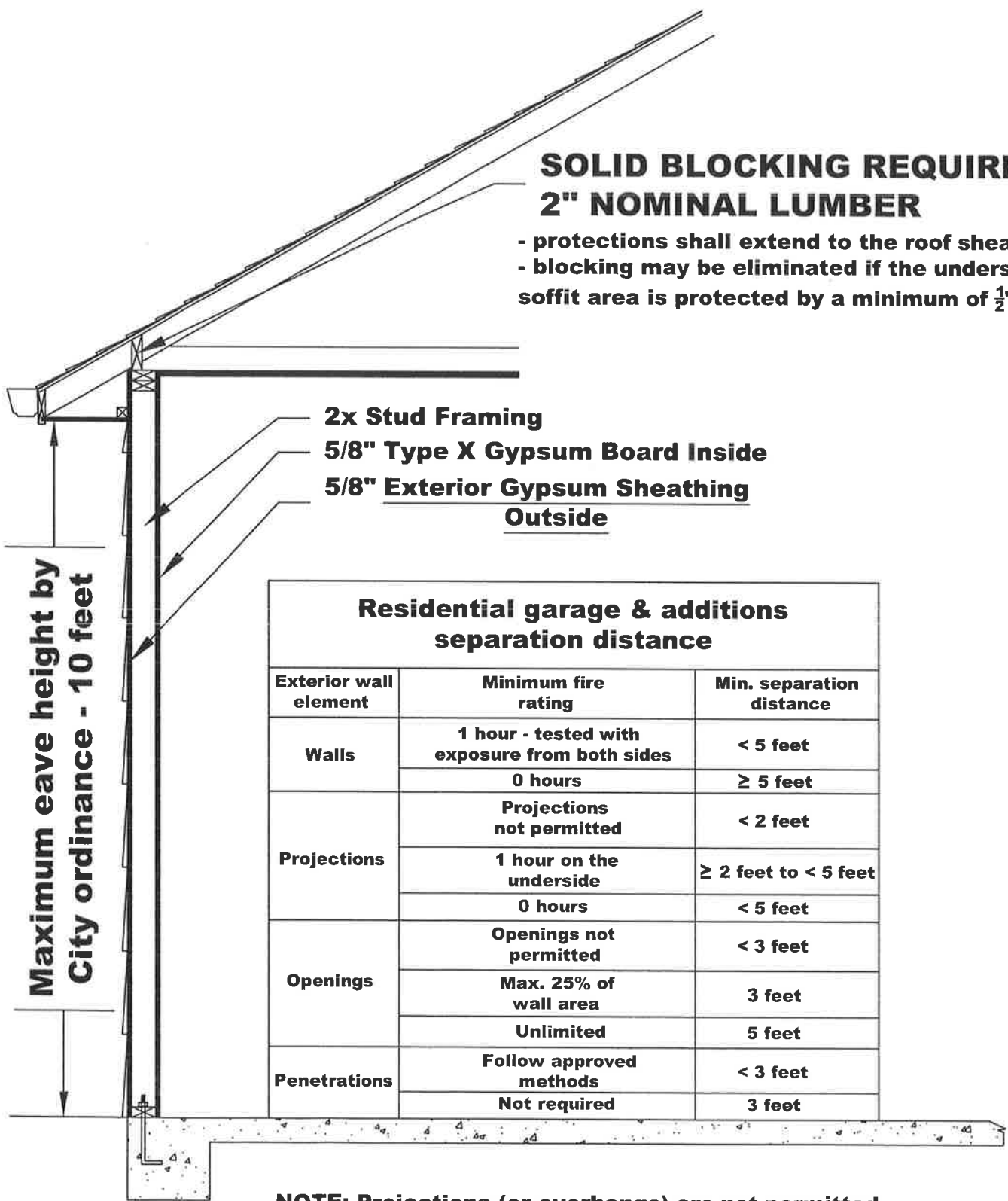


SIMPLIFIED BRACED WALL SECTIONS FOR GARAGES AND OTHER OPENINGS

THE ATTACHED TABLE IS A REPRESENTATION OF THE MAXIMUM AND MINIMUM REQUIREMENTS FOR LENGTH OF WALL SECTIONS IN A CONDENSED VERSION OF INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS AND OTHER COMPLIANCE OPTIONS ARE AVAILABLE UPON REQUEST. THIS REVISION IS NOT INCLUSIVE AND MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BASED ON MATERIAL TYPE, FRAMING DIMENSIONS, OR OTHER FACTORS DEEMED NECESSARY BY THIS DEPARTMENT DURING REVIEW.

MINIMUM/MAXIMUM LENGTH OF BRACED SECTIONS (INCHES)		WALL HEIGHT	
8 FEET	9 FEET	10 FEET	11 FEET
18 - 24	18 - 27	20 - 30	22 - 33
			24 - 36

FIRE-RESISTANT CONSTRUCTION



SOLID BLOCKING REQUIRED 2" NOMINAL LUMBER

- protections shall extend to the roof sheathing
- blocking may be eliminated if the underside of the soffit area is protected by a minimum of $\frac{1}{2}$ " sheetrock.

2x Stud Framing
 5/8" Type X Gypsum Board Inside
 5/8" Exterior Gypsum Sheathing
Outside

Maximum eave height by
 City ordinance - 10 feet

Residential garage & additions separation distance

Exterior wall element	Minimum fire rating	Min. separation distance
Walls	1 hour - tested with exposure from both sides	< 5 feet
	0 hours	≥ 5 feet
Projections	Projections not permitted	< 2 feet
	1 hour on the underside	≥ 2 feet to < 5 feet
	0 hours	< 5 feet
Openings	Openings not permitted	< 3 feet
	Max. 25% of wall area	3 feet
	Unlimited	5 feet
Penetrations	Follow approved methods	< 3 feet
	Not required	3 feet

NOTE: Projections (or overhangs) are not permitted when located within 2 feet of property line or other condition requiring a fire rated separation

FIRE RESISTANT CONSTRUCTION - ATTACHED GARAGES - - One and two family dwellings -

Habitable spaces located above a garage shall have 5/8" Type X gypsum applied to the underside of the habitable space and all supporting framing shall have a minimum of 1/2" sheetrock applied to it

1/2" sheetrock may be placed on the garage ceiling in lieu of continuing the common sheetrock to the roof sheathing. Access into the attic space shall be made from the dwelling

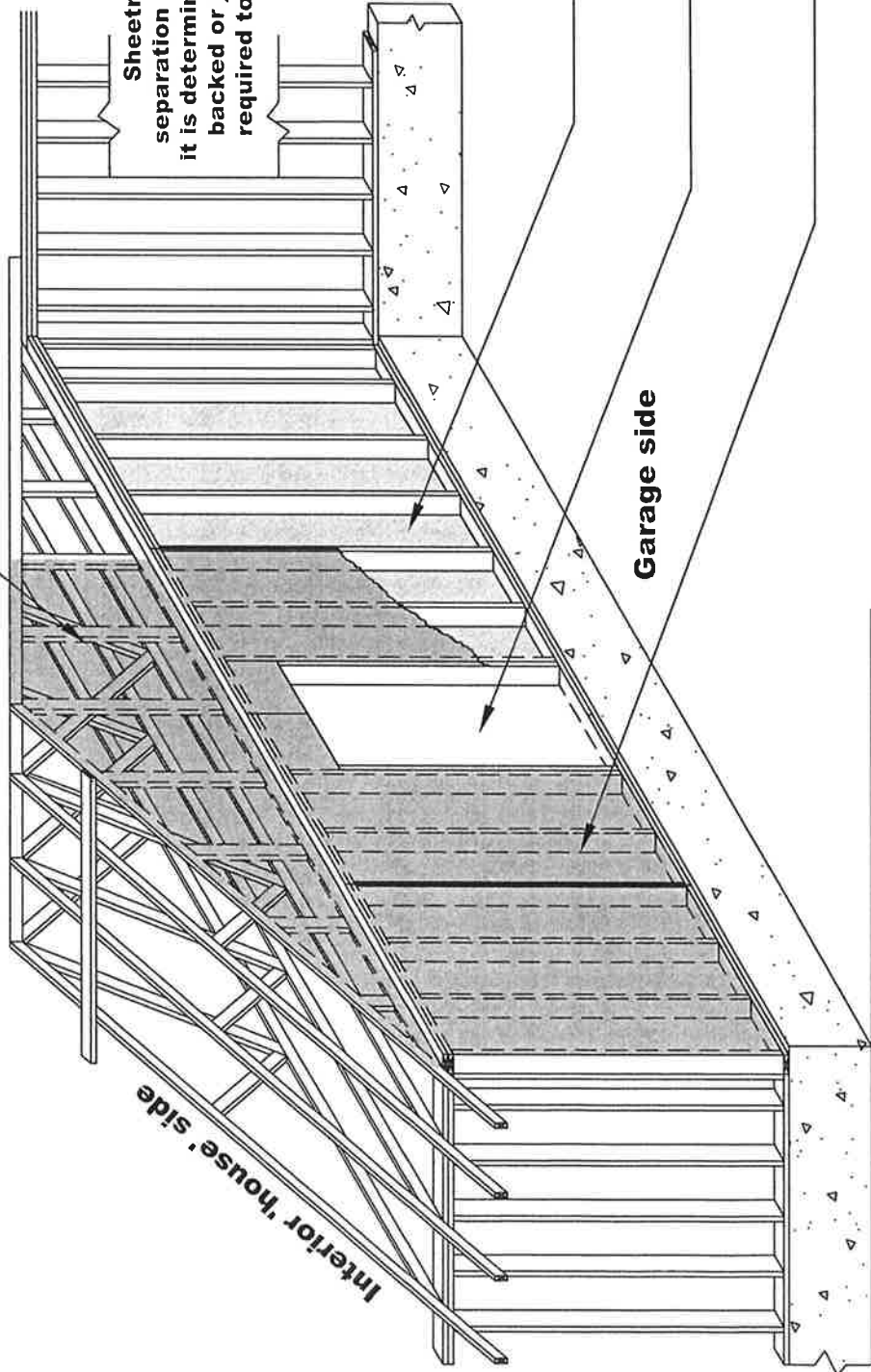
All penetrations must be sealed with approved materials/methods

Sheetrock installed on the garage side of the separation wall is not required to be taped, however if it is determined that sheetrock joints are not adequately backed or joints are not tight, additional work may be required to ensure the integrity of the separation wall

1/2" sheetrock on dwelling side, sheetrock will terminate at ceiling line

20 minute fire-rated door or equivalent assembly, door to be self-closing

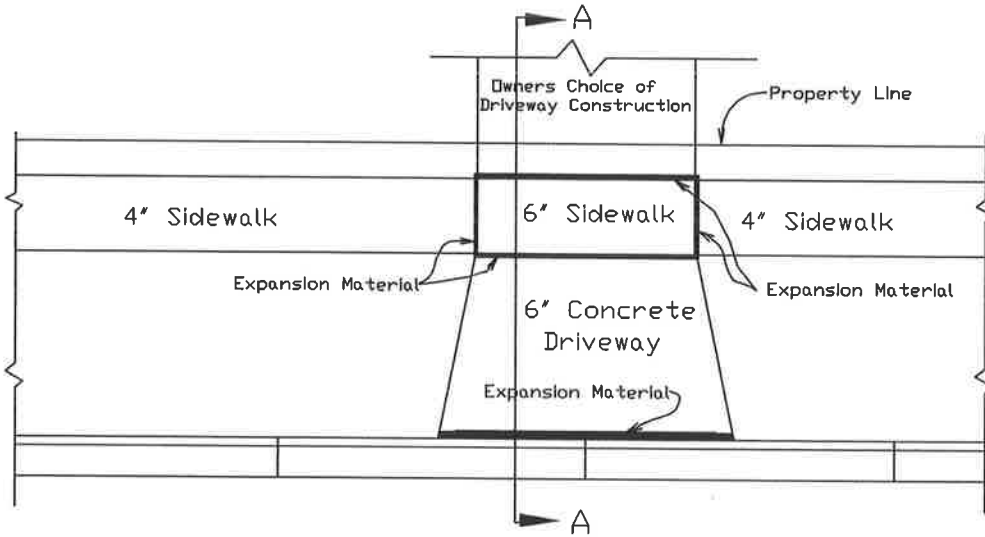
1/2" sheetrock on the garage side from the foundation to the underside of roof the sheathing



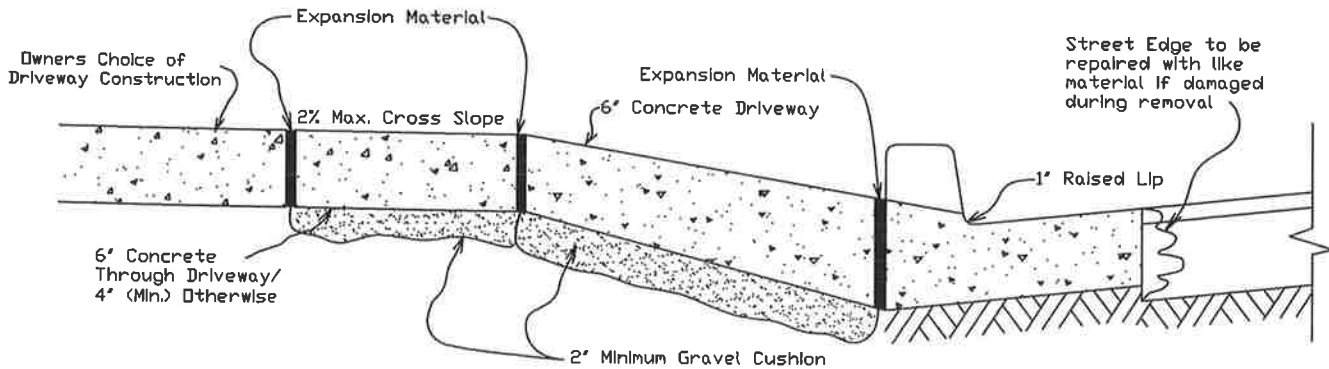


NOTES:

1. New driveways and replacements shall be constructed in accordance with this standard plate.
2. All concrete shall be S.D. Department of transportation Class M6 as set forth in section 462 of SDDOT's "Standard Specifications for Roads and Bridges", 2004 edition.
3. All driveways and approaches will be supported with a gravel cushion of not less than 2 inches in depth.
4. The maximum width for nonresidential driveways is 40 feet. The maximum width for residential driveways is 36 feet. A safety island not less than ten feet in length shall be provided between driveways that are adjoining.
5. Remove existing curb and gutter to the nearest crack or control joint. If the nearest joint is farther than two feet from the edge of the driveway approach, saw-cut the existing curb and gutter to a depth sufficient to retain a smooth exposed face to which the new driveway opening can be poured.



PLAN VIEW



SECTION A-A

APPROVED _____
(Date)

(4) SIDEWALK/DRIVEWAY DETAIL