

CITY OF HARPER WOODS
19617 HARPER AVENUE
HARPER WOODS, MI 48225
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PRIVATE GARAGE REQUIREMENTS

Distance from side lot line is minimum of three feet (3').

Distance from rear lot line is minimum of one foot (1') from rear easement. In most subdivisions, garage must be seven feet (7') from rear fence.

Detached garages must be ten feet (10') from the home. No garage can be built on a vacant lot.

2" x 4" wall studs are to be 16" (sixteen inch) on center for all garages.

WOOD FRAME GARAGES require 8" x 42" foundation on all garages larger than 20 foot by 20 foot (20' x 20').

A concrete rat wall 8" x 24" is required for rodent proofing on all garages that are 20 foot by 20 foot (20' x 20') or smaller. The trench for the rat wall or foundation goes along the perimeter of the slab.

MASONRY GARAGE foot dimensions are 8" wide by 42" in depth (8" x 42").

RAFTERS are to be two inches by four inches (2" x 4") 16 inches apart on 20 foot by 20 foot (20' x 20') or smaller. Two inches by six inches (2" x 6") on garages larger than 20 foot by 20 foot (20' x 20'). One inch by four inch (1" x 4") collar ties, 64" on center. Two inch by four inch (2" x 4") rafter ties are seven foot (7') on center.

ROOF PITCH is a minimum of four inches (4") per foot. One half inch (1/2") plyscore for roof boards.

CORNER BRACES are one inch by four inch (1" x 4") required when using celotex on walls. Two (2) braces per corner. If trusses are used instead of rafters, two feet (2') on center.

HEADER REQUIREMENT: Double two inch by eight inch (2" x 8") on 12 foot doors or less
Double two inch by twelve inch (2" x 12") on any door larger than 12 feet.

VENTS: Combination ridge/soffit vents required. Ridge vent to be minimum five foot (5') in length. One square foot (1'sq) soffit vent required under each wall overhang. Ridge vent still required if no overhang is installed. If hip roof, one square foot (1'sq) roof vent for every 150 square feet of floor area.

SIZE: Maximum size for a garage is 25 foot by 28 foot (700 square feet). 15 foot maximum height.

ENTRANCE: Garage entrance facing a side street on a corner lot requires 16 feet between garage entrance and sidewalk.

PERMIT FEE: Construction cost \$5,000 = \$70.