



CITY OF

WESTLAND

An All **AMERICAN** City
www.cityofwestland.com
William R. Wild - Mayor

Department of Building and Planning
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GUIDELINES FOR CONSTRUCTION OF A FREE-STANDING ACCESSORY BUILDING

PROVIDE MORTGAGE SURVEY OR PLOT PLAN.
MUST HAVE 2 COMPLETE COPIES OF PLANS AT TIME OF APPLICATION.
MUST HAVE APPROVED PLANS ON SITE AT TIME OF INSPECTIONS

LOCATION: 3 feet from lot line

10 feet to the rear of main building line – Ordinance #248 Sec 7:4.3 (c)

Not on rear/side easement

14 feet maximum height on garage – Ordinance #248 Sec. 7:4.3(h)

Wall Location: Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1.
(MRC R302 is used to determine the fire separation distance)

MINIMUM GUIDELINES - GARAGES/SHEDS

SITE PREPARATION: Remove all organic material. Fill material under slab must be approved by the Building Department. Minimum 4" approved drainable fill under slab. Site must be ready to pour concrete at first inspection.

INSPECTIONS: Open trench fill sand, and final. **MUST BE CALLED IN TO THE INSPECTION LINE AND THE INSPECTION WILL BE SCHEDULED FOR THE NEXT AVAILABLE DAY.**

CONCRETE: 2500 PSI after 28 days. 5 bag mix.

ACCESSORY STRUCTURES UNDER 600 SQ FT AND WITH EAVE HEIGHT OF 10' FOR LESS
(2006 MBC Sec 1805.2.1):

Ratwall should be 4" thick x 24' below existing ground level. Floor must be a minimum thickness of 3 ½". (2006 MBC Sec 1910)

ACCESSORY STRUCTURES OVER 600 SQ FT – (2006 MBC Sec. 1805.2.1)
12" x 42" frost footing below existing grade required.

ANCHOR BOLTS: 9" long x ½" diameter, 6 ft. o.c. Must extend a maximum of 2" above concrete. Nuts and washers then placed on bolts which are not to be tightened for 3 months. Maximum spacing 6" o.c. not more than 12" or less than 4" from ends of all plates. (2006 MBC Sec. 2308.6)

WALL PLATES: Minimum 2" x 4". Treated single bottom and double top plate required.
(2006 MRC R602.3.2)

FRAMING: All framing 16" o.c. For 24" o.c., framing must have minimum ½" sheathing.

WIND BRACING: Minimum 1' x 4' continuous diagonal bracing let into studs each corner or a minimum 4' x 8' plywood panel applied vertically or T-metal installed per manufacturers specifications.

FASTENER SCHEDULE:	Stud to sole plate	2-16d
2006 MRC table R602.3(1)	Roof rafter to plate	2-16d
	Roof rafter to ridge	4-16d toe nailed
	Jack rafter to hip	4-16d toe nailed
	Plywood sheathing	6d 12" o.c.
	Exterior edges	6d 6" o.c.

SIDING: Wood siding ½" minimum thickness. Other siding as approved by the Building Department.

ATTACHED GARAGE: Must have two (2) drawings with application including the firewall fire door and foundation. All openings between dwelling and attached garage must be closed up or fireproofed.

FOUNDATION: 12" x 42" below existing ground level. (2006 MBC Sec. 1805.4.1)

NOTE: All solid driveways or patios adjoining structures must be formed with 1" expansion strips at the time of form inspection. Minimum 2" sand fill under drive or patio, other fill as approved by Building Inspector.

CONDUIT: Conduit used below grade to be of "rigid" type.

DOOR HEADERS: Non bearing: (2): 2" x 12" x 16'
Bearing: LVL or Engineered Beam
See 2006 MBC Sec. 2308.9.5 for header size, spans. (2006MRC Sec. R502.5)

CROSS TIES: 4' o.c. max - 2" x 4" on 14' span. Over 14' span, 4-2" x 6" with one stiff back length of garage, 10' o.c. maximum. Minimum 3-10d to rafters.

RIDGE BOARD: Minimum (1½) thick with full rafter bearing.

RAFTERS: 2" x 6" Grade #2 or better, 16" o.c. for 24' garage
2" x 8" Grade #2 or better, 24" o.c. for 24' garage
(2006 MRC Sec R802.5.1.1)

If trusses are used, an approved truss plan shall be submitted with application.

COLLAR TIES: 1" x 4" - 48" o. c. upper third of attic (2006 MRC R802.3.1)

ROOFING BOARDS: Minimum 3/8" plywood - 16" o.c without clips – ½" plywood – 24" o.c. without clips.

SHINGLE NAILING: According to manufacturing recommendation, minimum 4 nails per shingle and must be seal tab. Drip edge required on all sides.