



## RESIDENTIAL DETACHED GARAGES AND OTHER ACCESSORY STRUCTURES

The construction of or addition to a detached garage or other accessory structure within the City of Dayton is subject to the requirements of the 2013 Residential Code of Ohio (2013 RCO). Approval of drawings and the issuance of a permit are required before work is initiated. The property owner, as well as a contractor, may apply for the building permit. Accessory structures of one-story and 200 square feet or less, and playground structures are exempt from permit requirements (2013 RCO 102.10, Item 1.)

The 2013 RCO is available for viewing online at:

<https://codes.iccsafe.org/public/collections/OH>

Simply click on “2013” then the image of the blue book on a shelf and select the chapter you wish to view.

### Applying for a Permit

1. **Application Form** - Complete the upper half of the application form, including the signature and date. The application form is available at the Division of Building Inspection office, 371 W Second St, in downtown Dayton or online at

<http://www.daytonohio.gov/DocumentCenter/View/253>

1. **Site Plan** - An example site plan is attached to this document. Prepare a site plan showing property lines, the nearest streets, lot dimensions, existing structures (house, garage, shed, etc) with dimensions and distances from the property lines. Indicate the location for the garage or accessory structure on the site plan. Clearly label the proposed structure and show overall dimensions. Contact the Zoning Administrator at 333-3903 to determine what distance the accessory structure must be from property lines. Search for lot dimensions from the Montgomery County Auditor’s website at:  
<http://www.mcegisohio.org/vpweb/vpweb.html?config=aud> In the **Quick Searches** window, go to “Select a Jurisdictions” and select “Dayton” as the jurisdiction, find your street name and then your address in the pull-down menus.
2. **Detail Drawings** - Example drawings are also attached, with references to the 2013 Residential Code of Ohio (RCO). The RCO references have been added to aid the person preparing the drawings in finding the appropriate code requirements. The drawings should show 1) a floor plan, 2) a typical wall section, 3) foundation details, 4) wall bracing details, 5) roof details, and 6) electrical details (if electrical power will be extended to the structure).
3. **Plan Review, Approval, and Permit Issuance**
  1. **Submission** - The permit application and 3 copies of the site plan and drawings must be submitted to the Division of Building Inspection.

## RESIDENTIAL DETACHED GARAGES AND OTHER ACCESSORY STRUCTURES (CONT.)

2. **Review** - The application and drawings will be reviewed for compliance with zoning requirements and with applicable requirements of the 2013 RCO. The applicant will be contacted if additional information is needed or if the drawings do not comply with the 2013 RCO.
3. **Building Permit Issuance** – When documents are approved, the applicant will be contacted that the permit and plans are available at the Building Inspection office. A permit fee must be paid at the time the permit is obtained. The building permit becomes invalid if work does not commence within the 12 month period following permit issuance.
4. **Electrical Permit** – A separate permit for electrical work must be obtained if the project includes extending electrical power to the structure.

### Permit Fees

Permit fees are determined by the estimated cost of the garage or accessory structure. These fees help offset the costs to the City of Dayton for the required inspections and other related costs. Call 333-3986 or 333-6794 for an estimate of the permit fees based on your estimated construction cost.

### Inspections During Construction

There are several steps in construction of a garage or accessory structure that require inspection.

1. **Footing Inspection** – The first inspection must take place after excavating for the footings, the forms are set, and before any concrete is poured. This allows the depth, size and layout of the foundation to be confirmed.
2. **Electrical Rough-in Inspection** – This inspection confirms the National Electric Code requirements are being met and is conducted before the framing inspection and prior to installing fixtures or appliances.
3. **Framing Inspection** – The third inspection must take place prior to any interior finishes being installed. This allows the beams, joints, ledger, lateral load connection, and connections to be confirmed. The roofing system (sheathing, underlayment and shingles) can be installed prior to this inspection.
4. **Final Inspections** – When the siding, doors, windows, fixtures, and other finish items have been completed, the final inspection must be successfully completed before the structure can be put into use for its intended purpose.

### Resources

- APA Wall Bracing Calculator <http://www.apawood.org/calculator>
- 2013 Residential Code of Ohio – a link is given in the General Comments, above.
- Residential Detached Garage and Other Accessory Structures Checklist of the City of Dayton.
- Online design software may not meet the minimum requirements of the 2013 RCO. All structures constructed in the City of Dayton must comply with the applicable requirements of 2013 RCO.)

47 EVERY AV.

EXAMPLE FOR  
ACCESSORY  
STRUCTURE

LIST OF DRAWINGS

RCO 106.1.3

DWG 1A - SITE PLAN, STREET ENTRANCE

DWG 1B - SITE PLAN, ALLEY ENTRANCE

DWG 2 - FLOOR PLAN

DWG 3 - WALL AND FOUNDATION SECTION

DWG 4 - WALL BRACING AND ROOF DETAILS

DWG 5 - ELECTRICAL PLAN

DRAWN BY: \_\_\_\_\_

RCO 106.2

47 EVERY AV.

DAYTON, OH 454XX

937-XXX-XXX X

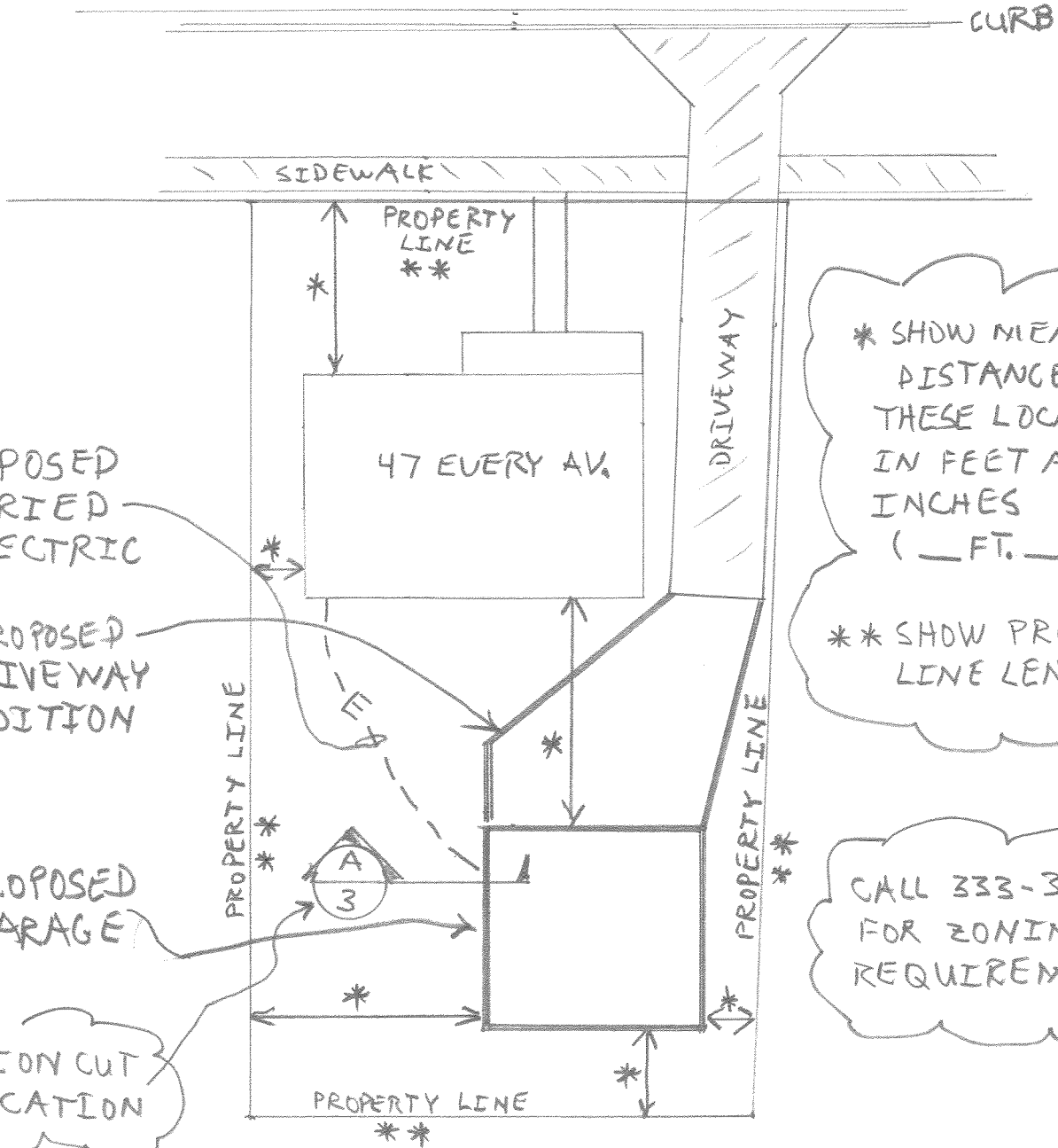
EMAIL@PROVIDER.COM

MARCH 2017

# 47 EVERY AV.

EXAMPLE FOR  
ACCESSORY  
STRUCTURE

EVERY AV.



\* SHOW MEASURED  
DISTANCE AT  
THESE LOCATIONS  
IN FEET AND  
INCHES  
( \_ FT. \_ IN. )

\*\* SHOW PROPERTY  
LINE LENGTHS

CALL 333-3903  
FOR ZONING  
REQUIREMENTS

PROPOSED  
BURIED  
ELECTRIC

PROPOSED  
DRIVEWAY  
ADDITION

PROPOSED  
GARAGE

SECTION CUT  
INDICATION

## STREET ENTRANCE SITE PLAN



1" = 20'.0"

APRIL 2016

DWG  
1A

47 EVERY AV.

EXAMPLE FOR ACCESSORY STRUCTURE

EVERY AV.

CURB

SIDEWALK

CALL 333-3903 FOR ZONING REQUIREMENTS

\* SHOW MEASURED DISTANCE AT THESE LOCATIONS IN FEET AND INCHES ( \_ FT. \_ IN. )  
\*\* SHOW PROPERTY LINE LENGTHS

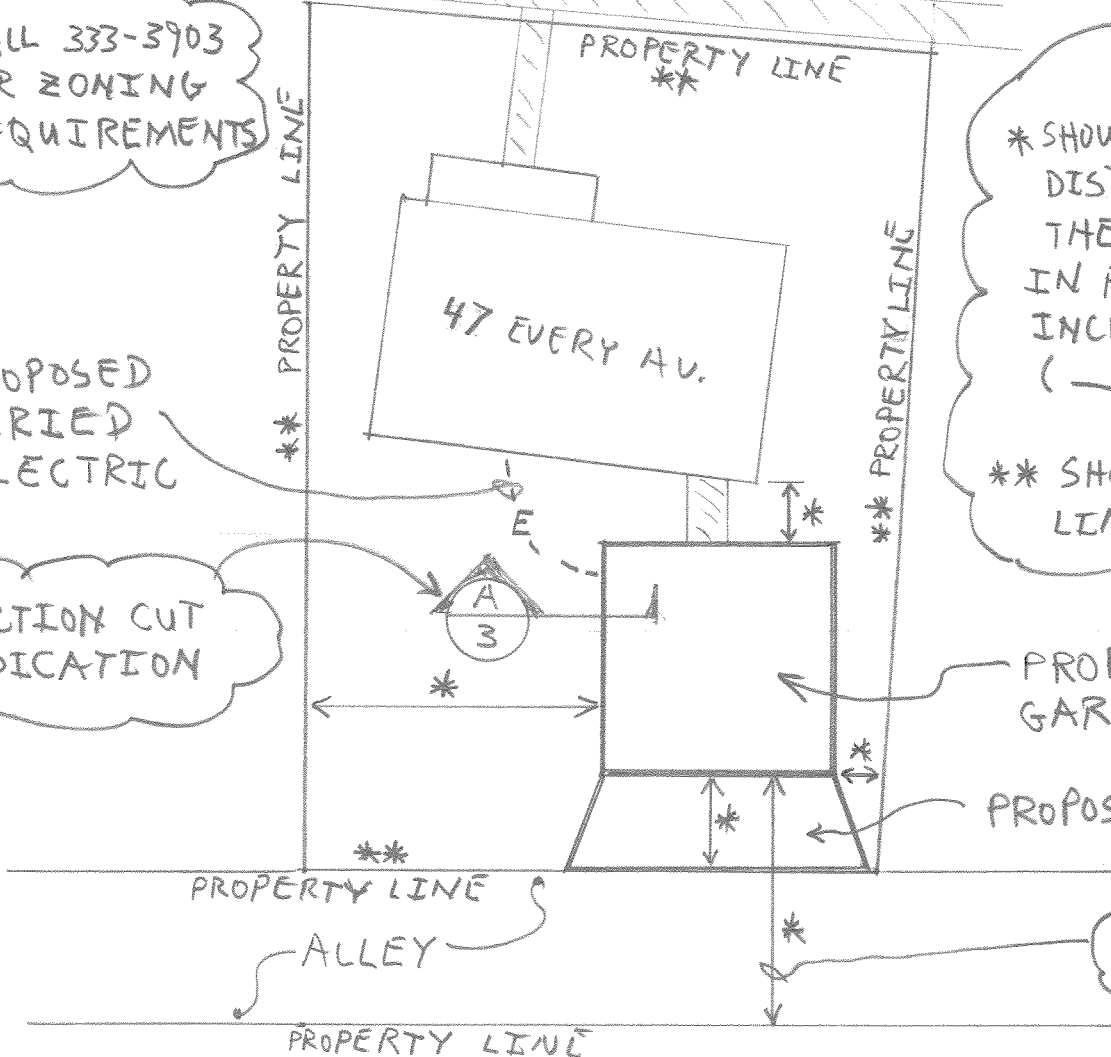
PROPOSED BURIED ELECTRIC

SECTION CUT INDICATION

PROPOSED GARAGE

PROPOSED APRON

NOTE: 24 FT. MIN.



ALLEY ENTRANCE SITE PLAN

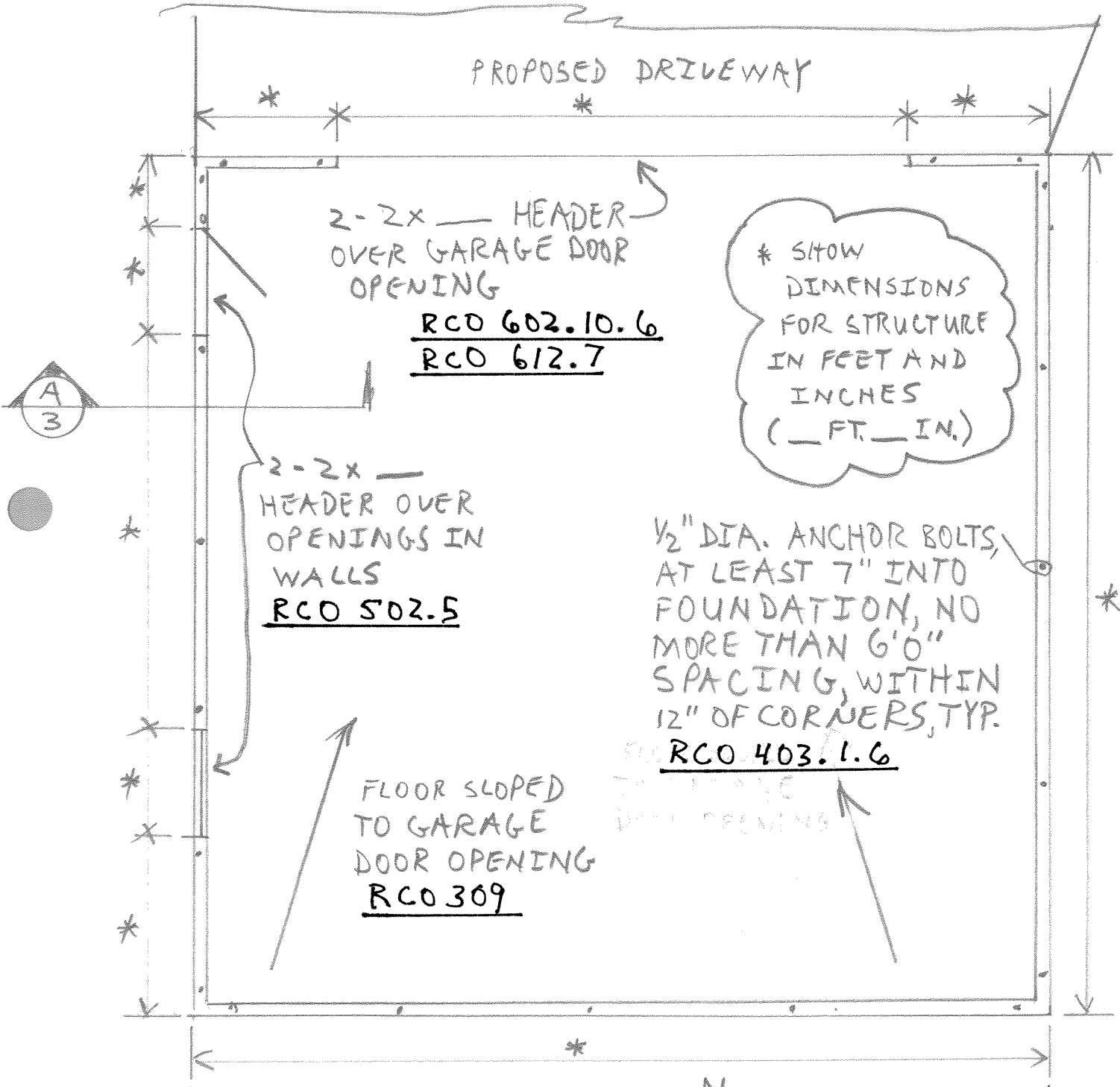


1" = 20'-0"

DWG 1B  
MARCH 2017

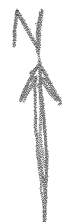
47 EVERY AV

EXAMPLE FOR  
ACCESSORY  
STRUCTURE



FLOOR PLAN

1/4" = 1'0"



APRIL 2016 DWG 2

# 47 EVERY AV

EXAMPLE FOR  
ACCESSORY  
STRUCTURE

ROOF RISE FOR  
EVERY 12 INCHES  
HORIZONTAL  
RCO 802.2.



RAFTERS  
2x — @ — IN. O.C.  
RCO 802.3  
RCO 802.5

GUTTERS AND  
DOWNSPOUTS

OR

ENGINEERED  
TRUSSES @ — IN. O.C.  
RCO 802.10

OVERHANG

HURRICANE  
TIES

WALL  
HEIGHT

2x — STUDS  
@ — IN. O.C.  
RCO 602.3.1

CEILING JOISTS  
2x — @ — IN. O.C.

2x —  
PRESSURE  
TREATED  
SILL PLATE  
RCO 317.1

TYPE OF SIDING  
RCO 703

SHEATHING  
THICKNESS AND TYPE  
RCO 703.4  
RCO 604.2

CONCRETE  
THICKNESS  
RCO 402.2  
RCO 506

1/2" ANCHOR  
BOLT, 7"  
EMBED  
RCO 403.1.6

\* DIMENSIONS IN  
FEET AND INCHES  
( — FT. — IN.)

FOOTING  
DEPTH  
RCO 403.1.4

GRANULAR  
BASE  
RCO 506.2.2

\*\* DIMENSIONS IN  
INCHES ( — IN.)

## WALL AND FOUNDATION

SECTION  $\frac{A}{3}$

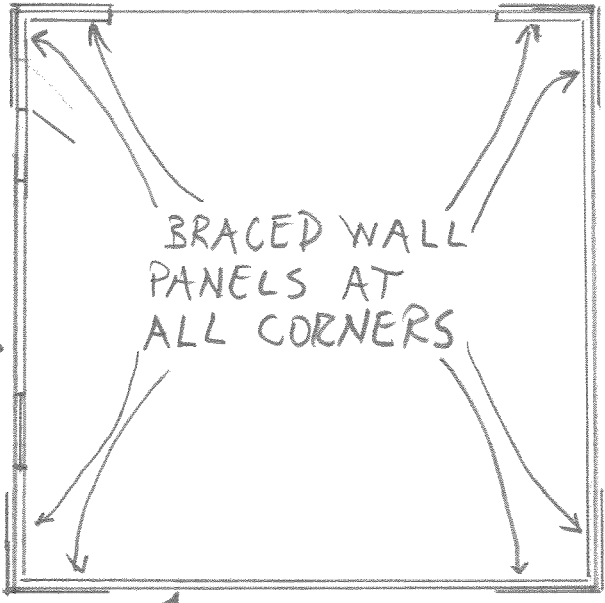
1/2" = 1'0"

APRIL 2016

DWG  
3

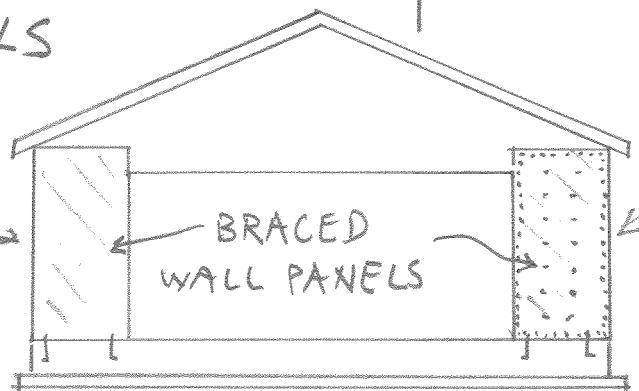
47 EVERY AV

EXAMPLE FOR ACCESSORY STRUCTURE



7/16" OSB  
ALL WALLS

PLAN



FRONT

1/8" = 1'0"

WALL BRACING METHOD  
CS-WSP AND CS-G

7/16" OSB

8d COMMON @ 6" O.C.  
ALL EDGES

8d COMMON @ 12" O.C.  
FIELD

RCO 602.10

RCO TABLE 602.3 (1)

RCO TABLE 602.3 (2)

RCO TABLE 602.3 (3)

RCO 602.10.2.2

RCO 602.10.2.3

NOTE: OTHER WALL BRACING METHODS CAN BE USED. SEE 2013 RCO SECTION 602.10

WALL BRACING

ROOF  
DETAILS

SHEATHING 7/16" OSB  
RCO 803.2

15# ASPHALT FELT  
RCO 905.2.7

ASPHALT SHINGLES  
RCO 905.2

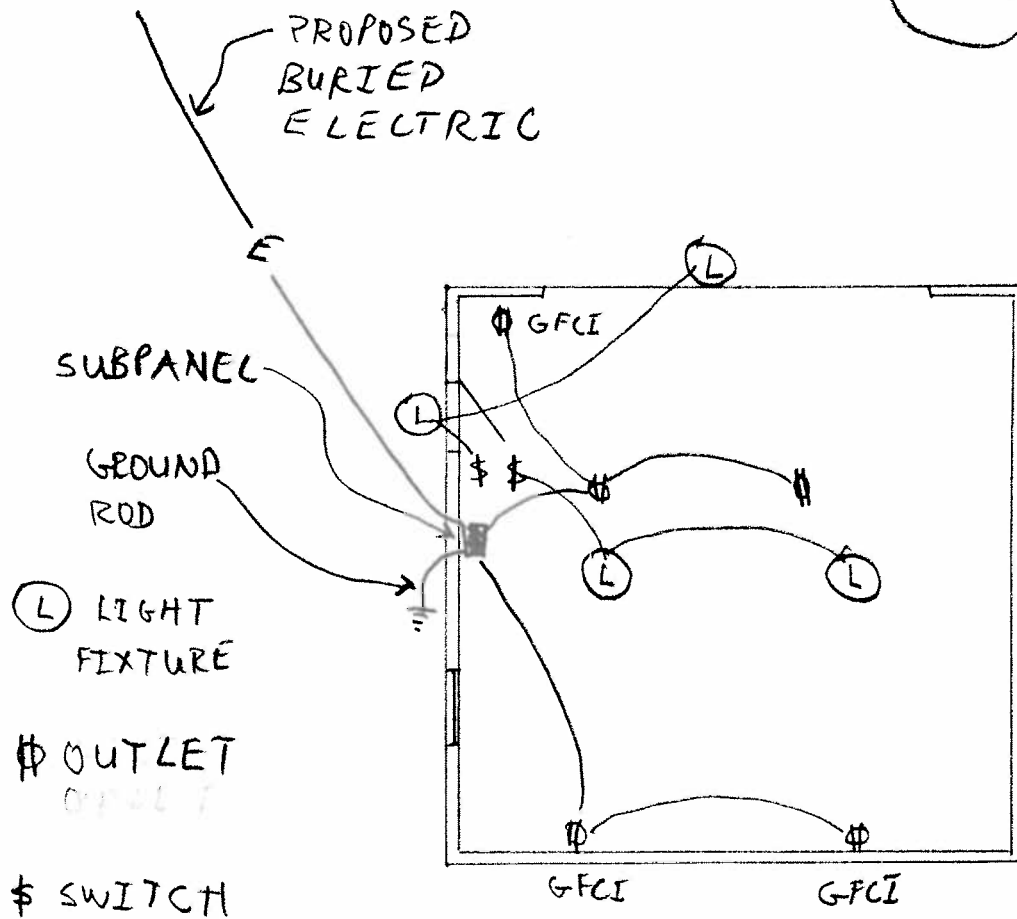
AL OR GALV.  
FLASHING  
RCO 703.8

APRIL 2016 DWG  
4



47 EVERY AV

EXAMPLE FOR  
ACCESSORY  
STRUCTURE



ELECTRICAL PLAN

1/8" = 1'0"



ELECTRICAL WORK  
MUST BE SIZED  
FOR THE INTENDED  
LOAD

ALL MATERIALS AND  
METHODS MUST COMPLY  
WITH THE 2014  
NATIONAL ELECTRIC CODE  
(NFPA 70)