



## Detached Garages

1. Permits are required for building, electrical, plumbing, concrete, and demolition.
2. Registration is required for a contractor or subcontractor performing work.
3. A site plan must be submitted with complete architectural plans drawn to scale and dimensioned. Two sets of plans must be submitted. Minimum garage size is 18' X 20'. A minimum of three feet must be maintained from any property line and ten feet must be maintained from a dwelling structure.
4. An 18" deep foundation (below grade) with a 6" wide curb extending 8" above finished grade is required. Floor must be a minimum of 4" concrete with #10 6"X6" welded wire mesh. If the garage is 400 square feet or more, a perimeter foundation of 3' 6" below finish grade shall be required.
5. Maximum height of garages is 15'. Framing of rafters and studs must be 16" o.c. Ties must be 48" o.c. Where trusses are proposed, engineering data must be submitted. Headers are normally 2- 2X12 with a 1/2" plywood or steel flitch plate. Wind bracing is required. Roof shingles must be a minimum weight of 235# for asphalt or 215# for fiberglass.
6. Gutters and downspouts connected to a working storm sewer must be installed.
7. Requests for appeal from these requirements may be made to the Board of Zoning Appeals. Applications are available at the Building Department.
8. One outlet and one fixture are required.
9. All garages are required to have a side hinged door not less than 2' 6" X 6' 8".

Note: No existing garage shall be demolished or otherwise moved from the premises unless it is replaced within 180 days from the date of such demolition.

The Building Department can be reached at 216-932-7800 between the hours of 8 AM and 4 PM Monday thru Friday or by Fax at 216-932-5239. We are located at 3962 Silsby Road, next to the parking lot of University Heights City Hall.

### *Mailing Address*

BUILDING DEPARTMENT  
CITY OF UNIVERSITY HEIGHTS  
2300 WARRENSVILLE CENTER RD  
UNIVERSITY HEIGHTS, OH 44118