



General Information for Detached Garages

Windsor
Heights
the heart of it all

Building a Garage

Detached garages with an overall area of 720 square feet or less do not require frost footings and can be placed on a concrete slab. The slab must be a minimum of 4 inches thick. It is recommended that the outer perimeter edge be thickened to 8 inches for better support and durability.

Detached garages OVER 720 square feet MUST have 42 inch deep frost footings which are 8 inches thick and 12 inches wide.

For ALL garages, the bottom sill plate of the frame must be bolted to the concrete slab within 1 foot of the corners and every 6 feet apart along the remaining walls.

The garage shall be placed in the rear yard at least 5 feet from an alley and 2 feet from the rear and side property lines (excluding eaves and overhangs). The garage cannot occupy more than 30 percent of the rear yard and cannot be located closer than 10 feet to the residence, unless the walls are fire rated similar to an attached garage. Walls closer than 3 feet to a property line must be fire rated with no openings. For corner lots, the side yard setback adjacent to the street shall be the same as the front yard setback of the principal building.

The garage shall not exceed 12 feet in height.

The wiring inside the garage can be regular cable (romex) as long as it is run inside the wall cavities or above the ceiling joists. If the cable is to be exposed to damage, such as on the surface of studs or joists, it then must be placed in conduit. All electrical outlets in the garage must be protected by ground fault interrupter type outlets, with the exception of the outlet for the overhead garage door opener.

Before You Construct

1. A building permit is required. The permit fee is based upon a valuation of the building.
2. A building permit can be obtained online at **www.windsorheights.org** or at City Hall, 1133 66th Street, Windsor Heights.
3. Before you dig please call 1-800-292-8989 (Iowa One Call) for locates. Typically it takes 24 to 48 hours to be completed and is **REQUIRED BY STATE LAW.**

If you have any questions please feel free to call the City Inspector at City Hall 515-279-3662.