

City of West Allis Department of Building Inspection & Neighborhood Services
Informational Bulletin

Detached Garages
(Single and Two Family Properties)

BINS/July, 2019

City of West Allis Zoning Code allows single and two family properties to have (1) attached or detached garage, (1) shed and (1) other accessory building provided that code allowed lot coverage is not exceeded.

Size Restrictions

- The total area (square footage) of all buildings, including a proposed garage, a shed, and/or other accessory buildings, shall not exceed 40% of the lot area, (45% for corner lots) with the following limits:
 - A garage shall not exceed 1000 square feet in total area nor exceed 18 feet in height above grade but shall not exceed the height of the primary structure. Wall height of the garage shall not exceed 10 feet in height.

Location and Setback Requirements

- 60 feet from front lot line
- 3 feet from any side or rear lot line
- 5 feet from any alley
- 10 feet from the dwelling unit, including from porches or decks
- 2 feet maximum overhang encroachment allowed into required setbacks
- 1 foot minimum clear space between separate detached structures.
- Corner lots have different requirements. Consult with Inspector for required setbacks.

Permit Application Submittal Requirements

- Submit two sets of construction drawings which include front, side and rear elevation details, and cross-sections detailing construction materials of the slab/foundation and structure.
 - Specifications for engineered components such as trusses, LVL's and glue-lams, must be submitted.
- Submit a plat of survey indicating the dimensions and the location of existing structures and the proposed structure. An existing survey may be used if it accurately portrays the current status of the property.
- **A building permit is generally issued within ten working days from the time of a proper submittal. A separate electrical permit is required for any electrical work.**

Construction Requirements

- **Slab/Foundation**
 - All vegetation and topsoil must be removed.
 - The slab must have a minimum 4" compacted granular stone base.
 - The slab must have an (8" x 8") thickened concrete perimeter, with two #4 re-bar laid horizontally around the entire perimeter at least 2" above the bottom.
 - The slab floor must be at least 4" thick and must be reinforced with #10 (6" x 6") wire mesh. Fiber concrete additives may be used in addition to wire mesh but not as a substitute.

- A raised curb at least 4" wide must be provided with minimum 3/8" anchor bolts at 8' O.C. and minimum 18" from corners.
- If any exterior wall has more than 3 courses of concrete block placed above the slab (for retaining wall), the garage must have a 12" wide by 48" deep foundation under the entire slab perimeter.
- To allow for drainage the slab must slope towards the overhead door opening(s).

- **Framing**

- Bottom plates must be pressure-treated.
- Maximum stud spacing of (24) inches on center.
- Walls shall be braced with diagonal corner bracing, structural wall panels or a combination of the two.
- Walls shall be secured in place with minimum 3/8" anchor bolts embedded at least 3" into the concrete slab located at 8' O.C. and a maximum of 18" from the end of wall.
- Wall ties at the top plate and collar ties in the upper one-third of the roof must be installed with a maximum spacing of 48" on center. Wall ties must be at least 2" x 6" and may not be spliced. Collar ties must be at least 2" x 4" for roof slopes of less than 4" per foot.
- Rafters and trusses must be mechanically fastened to the top plates by proper clips, straps, or hangers.
- Engineered structural components shall be installed per the manufacturers specifications and load tables or through structural analysis.
- Trusses shall be installed and braced per manufacturers specifications. A copy of the truss specifications must be made available at the time of inspection.

Required Inspections

- The owner/contractor must call the Inspector for the following required inspections.
 - A **Pre-slab Inspection** is required before concrete is poured. All re-bar and wire mesh must be in place at the time of inspection. The inspector will also verify that the form work is properly located with regards to required setbacks.
 - A **Framing Inspection** may be required for non-contractors and homeowners prior to the installation of exterior siding, trim and roofing.
 - A **Final Inspection** is required upon completion of construction.
- **Electrical Inspections/Permit**
 - If the garage will be equipped with electrical service, an electrical contractor will be required to obtain a permit and both a rough-in and a final inspection.

This informational bulletin is not intended to be a design manual. It is intended to provide general requirements for size, location, construction, permit application submittal and inspection requirements. This bulletin is not intended to address all aspects of the construction process. If you have questions concerning accessory building construction contact Building Inspection & Neighborhood Services at (414)302-8400.

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