

## **Plan Review**

### **Residential – Walk In**

#### **Procedure for DETACHED GARAGES**

- a. All permit applications must be made in person.
- b. Any structural span over 24' requires plans prepared by a Professional Engineer registered in the State of Texas for the span and its supporting elements only.
- c. If the exterior wall of the garage is closer than 3' to the property line the wall shall have not less than a one-hour fire-resistive rating with exposure from both sides. Projections shall not extend to a point closer than 2 feet from the property line.
- d. If the exterior wall of the garage is closer than 2' to the property line the roof eave projection shall not exceed 4 inches but in no case shall projections extend over the property line.
- e. If the exterior wall of the garage is closer than 3' to the property line no openings are permitted in the wall.
- f. If adding new drive approach, TPW permit is required.
- g. The foundation design shall comply with figure no.
- h. The height of the detached garage cannot exceed one story, but may have an attic or loft, provided the attic or loft does not contain any heated or air-conditioned spaces.
- i. An accessory structure cannot be constructed on a lot without a primary structure.
- j. No more than one garage shall be permitted per residential unit on a single residential lot.
- k. Structures with roll-up doors wider than 6' that could accommodate a vehicle are classified as garages.