



## GENERAL GARAGE INFORMATION

FOR PERMIT, SUBMIT 3 SETS OF PLANS - WHICH SHALL INCLUDE SITE PLAN - TWO WILL BE RETURNED "APPROVED" WITH PERMIT.

### DETACHED GARAGES: 1301.02 (p) CLEVELAND HEIGHTS BUILDING

Garages shall be minimum three (3) feet from lot lines and located in a rear yard or side yard in compliance with Zoning Code Schedule 1121.12a. Maximum 500 sq. ft. without Zoning Approval. Call the Planning Department at 216-291-4878 for corner lot information. (Ask for the Zoning Administrator.)

### Sections 1301.01 and 1301.02 CLEVELAND HEIGHTS BUILDING CODE

1. **Height** - No detached garage shall be in excess of 15 feet in height. Height of a gable or hip-roofed structure is the midpoint between the peak and the eave line.
2. **Masonry Construction** - Masonry detached garages shall have foundation and wall requirements the same as set forth for one-story dwellings in Chapters 4, 5, & 6 of the Residential Code of Ohio.
3. **Wood Frame Construction** - A one-story garage, more than 10 feet from a dwelling, built of wood frame construction, shall comply with construction requirements for one-story dwellings with the following exceptions:
  - (A) Bottom of footings of frame garages shall be not less than 36 inches below finished grade, unless supported on a reinforced concrete slab as provided in the following paragraph. (Only for 400 sq. ft. garages or less.)
  - (B) Frame garages may be built on a concrete slab, not less than 4 inches thick, (nominal) reinforced with steel mesh weighing not less than 40 pounds per 100 square feet or equivalent reinforcement turned up into a 6-inch width curb, 8 inches high above finished grade to form a wall foundation.
  - (C) Studs shall have a spacing of not more than 16 inches on center. Doubling of studs shall be required on jamb openings 3 feet-6 inches wide or more. Sixteen feet (16') or smaller openings for overhead garage doors in framed garages shall be provided with double 2" x 12" headers with a plywood flitch plate or other engineered system approved by the Building Official. Minimum dimension for return winged walls is 2'0".

### BLOCK GARAGES

Must be covered with siding or brick; or stucco with a brick front.

### DRAINAGE (SECTION 1301.02(s))

There shall be at least one drain inlet serving a garage. Garage floors shall be sloped to an approved drain. Where the driveway slopes down toward the garage, there shall be a low spot in the driveway grade with a catch basin connected to the storm sewer system not less than 3 feet outside garage door with a transverse grating, whose top is not less than 6 inches below garage floor. (*See drawing on next page.*)

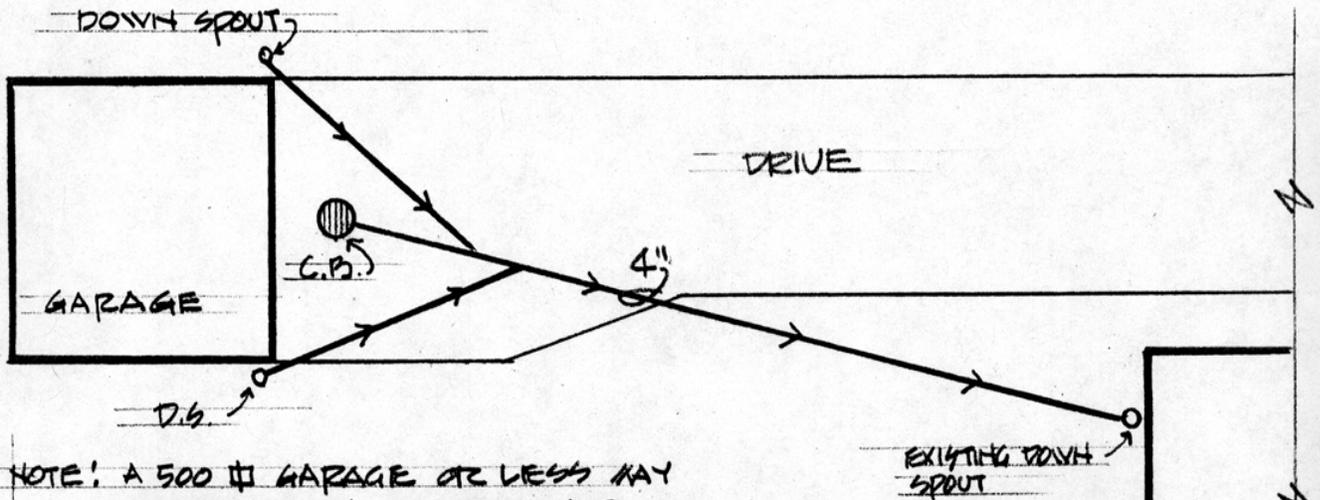
### REQUIREMENTS FOR GUTTERS, DOWNSPOUTS, SEWERS AND DRAINS FOR RESIDENTIAL GARAGES OF SINGLE AND TWO-FAMILY DWELLINGS.

The following is based on Section 1351.25 and 1351.30 of the City Housing Code.

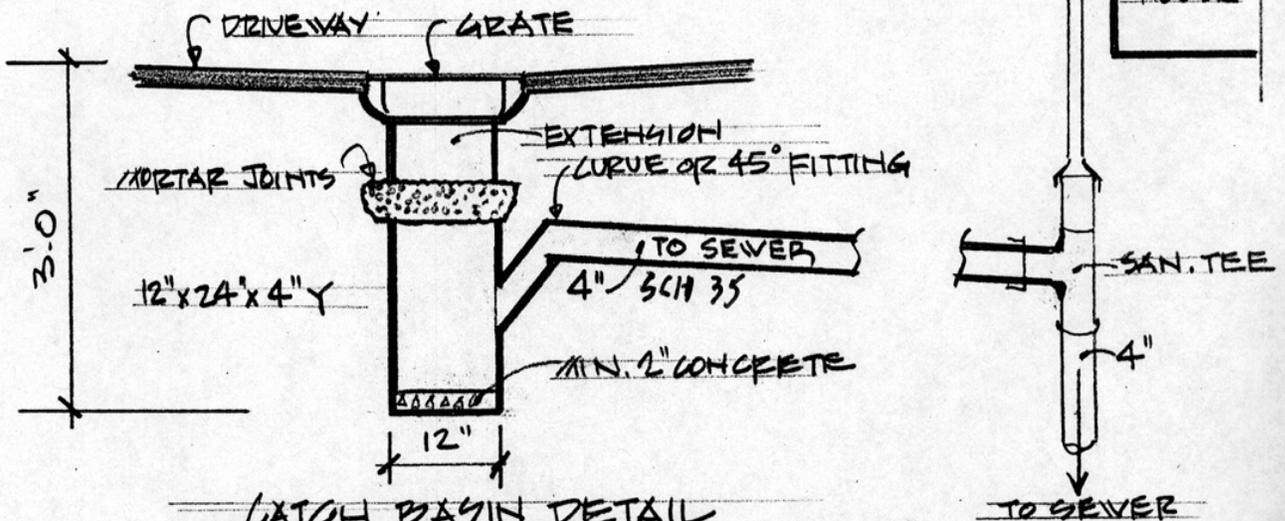
1. Roofs of any and all new garages or any other new secondary or appurtenant structure, except roof areas of very small structures such as a utility shed of less than 100 square feet shall be equipped with gutters and downspouts.
2. If the roof of the structure does not exceed 500 square feet measured horizontally, and the drainage will not cause a problem on public or private property (by reason of topography) then and only then may the downspout discharge into a "Dry Well", a 3'x3'x3' (1 cu. yd.) gravel pit, which is landscaped over, located within the required setbacks. If the roof exceeds 500 square feet, in area, then the downspout must be connected to the public sewer system. The location of the Dry Well shall be in the open section of the yard area a minimum of 5'0" from any property lines.

CLEVELAND HEIGHTS BUILDING DEPARTMENT CATCH BASIN HANDOUT  
 CALL 216-291-4900 FOR MORE INFORMATION

CATCH BASIN DETAIL



NOTE: A 500 # GARAGE OR LESS MAY DISCHARGE ITS DOWNSPOUTS TO A 3'x3'x3 (ONE CUBIC YARD) DRYWELL



CATCH BASIN DETAIL

NOTE: TEE'S IN A HORIZONTAL POSITION INTENDED FOR FLOW OF WATER IS PROHIBITED.

NOTE: VERTICAL SANITARY TEE CONNECTION AT HOUSE DETAIL

NOTE: A TY MAY BE SUBSTITUTED FOR THE SANITARY TEE