Detached Garage

The City of Livonia
Inspection Department
a Guide to Building
a Detached Garage

Inspection Department
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580
DETACHED GARAGE– ACCESSORY BUILDINGS

1. A Building Permit is required for any detached garage or accessory building from 200 square feet to 720 square feet. 660 square feet max for property less than ½ acre and 720 square feet max for property larger than ½ acre. Fees are based on cost of construction. Refer to the Building Permit Fee Schedule for costs.

   Call Miss Dig 811 - Michigan’s free & easy utility notification system - before you dig.

2. Dwellings and accessory buildings zoned R-1 through R-5 shall not cover more than thirty (30) percent of the lot. RUF zoned shall not cover more then ten (10) percent of the lot larger than one (1) acre and no more than twenty (20) percent of the lot of one (1) acre or less.

3. 16 feet is maximum height of the building as measured from the ground to the ridge of the roof.

4. Detached garage and accessory buildings are to be located in the rear yard only.

5. Ten (10) feet is maximum height of the buildings sidewall as measured from the ground to where the wall and roof intersect.

6. Buildings are to be located off any easements on the property.

7. Buildings may be located as close as two (2) feet to the side and rear lot line provided there is no easement. RUF zoned lots must be five (5) feet from side lot line. Many rear easements are six (6) feet or larger.

8. For corner lots, garage and accessory buildings shall not encroach within the side street set back.

9. Garage and accessory buildings are to be located a minimum of ten (10) feet from dwellings and four (4) feet from other accessory buildings.

10. A minimum of a 4” wide and 24” deep poured concrete ratwall is required for all garages and accessory buildings from 200 square feet to 400 square feet. 400 square feet and larger require a 42” deep poured footing.

11. If a concrete slab is not poured in conjunction with the required ratwall, then the top of ratwall is to be 4” above the ground. A building with its own treated floor is to be attached to the top of the ratwall.

12. Garage and accessory buildings may be of wood, metal or plastic construction or other approved material.

13. Site built units are to conform to basic industry and construction standards.

14. Submit a complete Building Permit application with three (3) copies of a plot plan and two (2) copies of construction documents showing size and location of the proposed building as well as size and location of all other existing structures (dwelling and any shed or other accessory buildings).
15. Building construction may require “Neighborhood Association” approval. The City does not become involved in matters between “Neighborhood Associations” and homeowners.

16. Use our online “Request An Inspection” form to schedule an inspection or call (734) 466-2802 one business day prior to the inspection date (before 4:00 pm) to schedule it. Open trench inspections shall be made before concrete is placed. Rough inspection may be performed along with final if construction is open. Electrical work requires a separate electrical permit and separate electrical inspections. Final inspections are required PRIOR to use of the building/structure.

17. Garage approach or sidewalk permits (i.e., work within the public right-of-way) are required from the City Engineering Department. Call (734) 466-2571.

Ref: Ord.#543, Sec. 18.24
HOW TO FIGURE HOW MUCH CONCRETE IS NEEDED

For a Slab:

When pouring a slab, you need to know how many square feet you have. To figure square footage, take your length and multiply it by the width, that will be the number of square feet in that area.

\[
\text{Length} \times \text{Width} = \text{Square Feet}
\]

Once you know the number of square feet, then look below at the depth and divide by the number of square feet covered by a yard.

<table>
<thead>
<tr>
<th>Depth</th>
<th>covered by 1 yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>4”</td>
<td>80 sq. ft</td>
</tr>
<tr>
<td>6”</td>
<td>54 sq. ft</td>
</tr>
<tr>
<td>8”</td>
<td>40 sq. ft</td>
</tr>
<tr>
<td>10”</td>
<td>32 sq. ft</td>
</tr>
<tr>
<td>12”</td>
<td>27 sq. ft</td>
</tr>
</tbody>
</table>

For a Footing (or ratwall):

When pouring a footing, you need to know how many lineal feet you have. Measure all sides that are going to have a footing. Then look below at the depth and width chart to tell you what 1 yard will cover. Then divide by the total feet you have.

\[
\text{Number of lineal ft.} = \frac{\text{Number of lineal ft.}}{1 \text{ yard will cover}}
\]

<table>
<thead>
<tr>
<th>Width</th>
<th>at 24” deep</th>
<th>at 42” deep</th>
</tr>
</thead>
<tbody>
<tr>
<td>4”</td>
<td>40 lineal ft.</td>
<td>23 lineal ft.</td>
</tr>
<tr>
<td>6”</td>
<td>27 lineal ft.</td>
<td>15 lineal ft.</td>
</tr>
<tr>
<td>8”</td>
<td>20 lineal ft.</td>
<td>11 lineal ft.</td>
</tr>
<tr>
<td>10”</td>
<td>16 lineal ft.</td>
<td>9 lineal ft.</td>
</tr>
<tr>
<td>12”</td>
<td>13 lineal ft.</td>
<td>7 lineal ft.</td>
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</tbody>
</table>
NOTE:
GARAGE FLOOR SURFACES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

SAMPLE FLOOR PLAN
SCALE:
WALL SECTION

TYPICAL GARAGE CONSTRUCTION

SCALE: 1/2" = 1'-0"
CONTINUOUS SHEATHED (CS-G)
BRACED WALL PANEL REQUIREMENTS
LOAD BEARING WALL
CONTINUOUS SHEATHED (CS-G) BRACED WALL PANEL REQUIREMENTS
NON-LOAD BEARING WALL