

## Oakridge Garage Construction Guidelines

1. All garages must be **permitted** and inspected by State of California, and meet current Wildland-Urban Interface (**WUI**) Ignition-Resistant Construction Standards.
2. Garages shall be built to “standard” height (**8’ plates**), not higher just to match the house roofline. The garage roof must blend into the house roof without placing substantial additional weight on the house roof. This is typically done with cantilevering and/or California framing.
3. Material and color of the roofing, siding and trim shall **match** that on the house, as shall the roof pitch.
4. Standard roof **eaves and overhangs** shall be a minimum of 8” all around unless otherwise noted.
5. Garage doors shall be the **sectional roll-up** type with automatic operators (w/ integrated light) and are 16’ and 9’-10’ wide for 2-car and 1-car doors.
6. There shall be one **man door** (usually 3-0 x 6-8 in-swinging and located on the back wall) and one sliding **window** (usually 4-0 x 3-0 and centered on the outside sidewall).
7. A finished (textured and painted) **drywall** firewall with 1 hr. rating shall be provided wherever a garage wall is built in front of a house wall. Other walls and ceilings may also be drywalled, textured and painted, though this is not required.
8. Standard **steps** from the garage up to the house are 30” clear width, or may be specified as low as 24” clear width if space beside a car is too tight. The landing shall be at finish-floor height and the stairs and landing finished in either clear redwood, Trex (or Trex equivalent) or all-weather carpet. Handrails shall be of smooth-finished, painted wood or other suitable material such as vinyl. Side and end of staircase shall be drywall to match the firewall.
9. An **electrical** outlet shall be furnished for the door operator(s) and **duplex outlets** are recommended on each wall. Three exterior light **fixtures** are recommended: one at the man-door with the switch just inside the door, and one at each side of the garage door on a switch beside the doorway into the house. It is also recommended that there be one interior light fixture on the firewall next to the doorway into the house, along with one double-tube fluorescent ceiling fixture per car space, both/all switched at the door into the home and at the man door to the back/sideyard. Double switches should be installed to accommodate the above at both doorway locations in the garage.
10. Garage **stemwall** shall be **headed out** at the man door to avoid a trip hazard.
11. **Soffit board** under eaves and gable overhang shall match the home.
12. **Shear wall** on the side(s) of the garage door opening per State code shall be installed.
13. **Venting** per State requirements shall be provided.
14. A minimum 36”x30” concrete **stoop** shall be installed outside the man door.
15. It is recommended that garage slabs include **control joints** using 8’ spacing as a general rule.