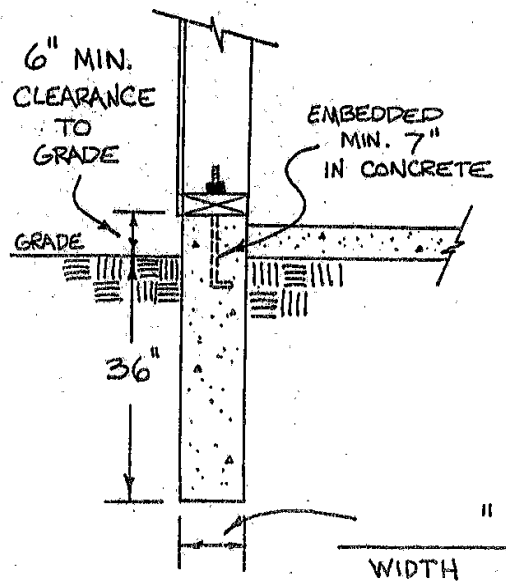


Residential Garages & Accessory Buildings

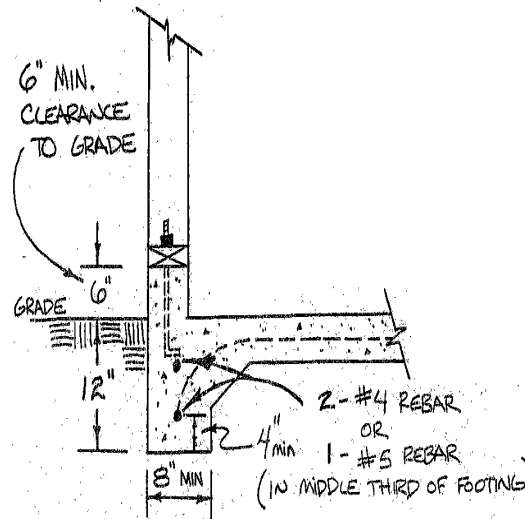


Frost-free Footing-Figure 2



Garages and accessory buildings larger than 400 sq. ft. in floor size require frost-free footings.

Monolithic Slab-Figure 3



Accessory buildings smaller than 400 sq. ft. may be installed with monolithic slab.

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Typical Wall Detail – Figure 1

Construction Detail

Building permits are required for residential garages and accessory buildings (i.e. storage buildings). The construction details of the permit application must include the wall and footing details.



Figure 1 is an example of wall detail needed.

Figure 2 is an example of a

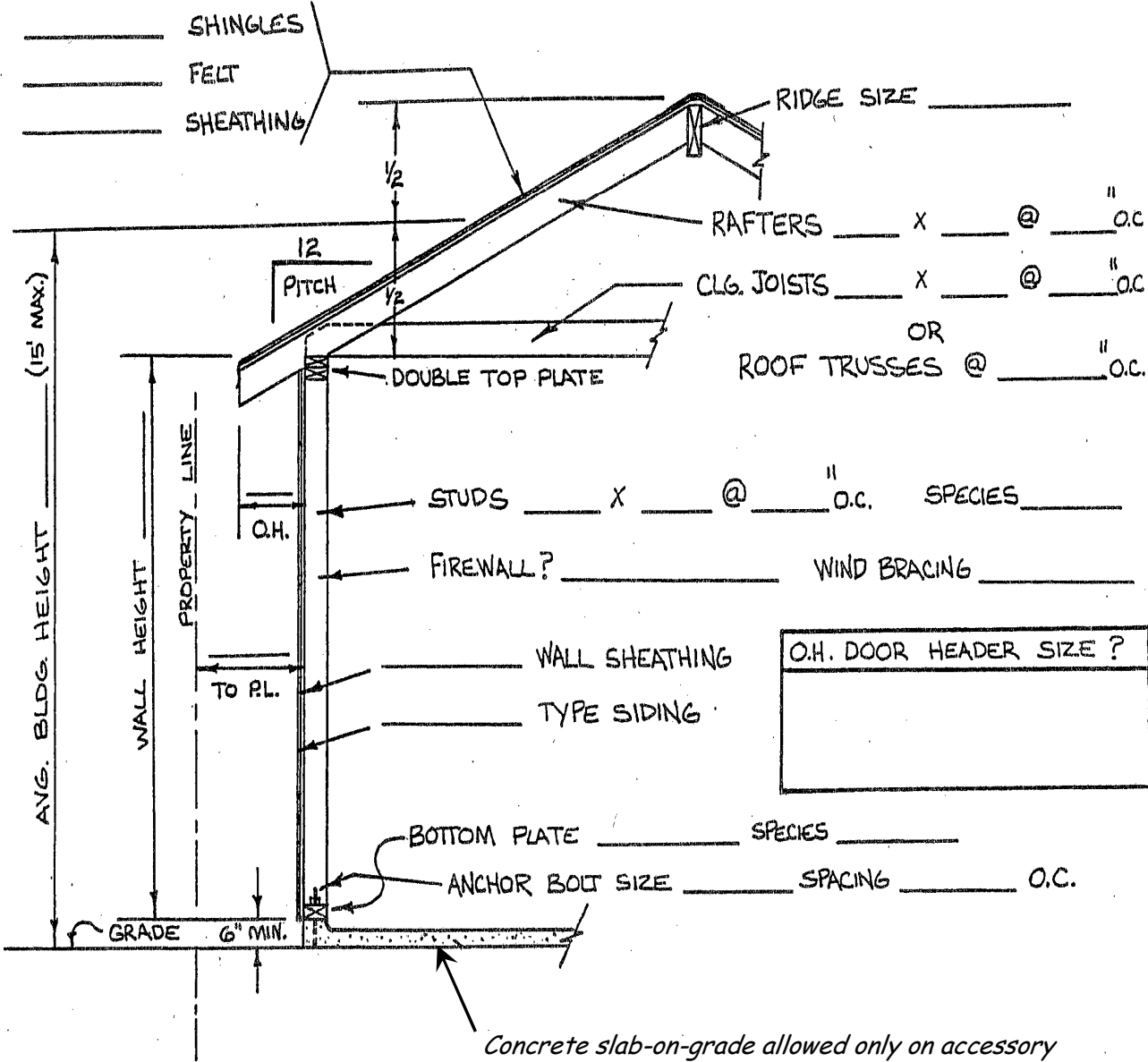
frost-free footing which is required on all buildings exceeding 400 sq. ft. in size.

Figure 3 is an example of a monolithic slab used commonly for storage buildings and any accessory building less than 400 sq. ft. in size.

Note that pre-constructed storage buildings sold at lumber suppliers must also be permanently attached to a footing even if they already have a floor. This is a health and safety issue: wind, varmints.

Pre-engineered building plans need to carry an engineer's stamp.

Building permit application also requires a plot plan indicating setbacks from property lines.



Concrete slab-on-grade allowed only on accessory buildings with 400 sq. ft. maximum (Figure 3). Garages and buildings exceeding 400 sq. ft. require frost-free footings (Figure 2).