

Chapter 32 - Garage

Things to Consider

Components

Foundation Roof Painting	Walls Windows & Doors	Trusses Siding
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Timing & Prerequisites

- It is best to build the garage early in the project to provide a safe storage area for the materials.

Materials Needed	
Wall Framing	Trusses & Rakes
Precut Studs (92 5/8") 2x4s for Plates, Headers, and Bracing 2x4s Pressure Treated for Plates 2x12s for Headers 1/2" OSB 16d Common Nails 12d Common Nails 8d Common Nails	Trusses 2x4s (Wind Bracing) 2x4s (Temp Bracing) 16d Common Nails 1/2" OSB 8d Common Nails Hurricane Clips Hanger Nails
Cornices	Sub-Fascia
1x8s (6') 2x8s (5') 16d Common Nails 8d Common Nails 1 1/4" Wood Screws	1x6s 2x6s 8d Common Nails 16d Common Nails
Sheeting	Roofing
1/2" OSB 8d Common Nails H-Clips Miscellaneous 2x4s	3 Tab Shingles Building Felt Staples (5/16" to 1/2") 1 1/4" & 1 1/2" Roofing Nails Drip Edging Ridge Vent
Doors	Eaves
3-0 Exterior Doors 9-0 Overhead Door 2 1/2" Galvanized Casing Nails Shims	Perforated Soffit 6" Wide Aluminum Fascia White Aluminum Nails 1 1/4" Roofing Nails

2x4 for Bracing 2x6 for Door Opening Weather-Stripping Door Hardware / Locksets	
Siding	
Double Lap Siding Starter Strip J-channel (siding color) F-channel (white) Utility Trim (siding color) Outside Siding Corners (siding color) Roofing Nails (2")	

Phase Specific Tools Needed	
Description:	Quantity:
Framing	
See "Specific Tools" in each section referenced	

Activities

Foundation

The contractors will pour the footers and support walls for the garage. This is normally done at the same time as the house. The garage foundation may be delay if the foundation will interfere with building actives for the house.

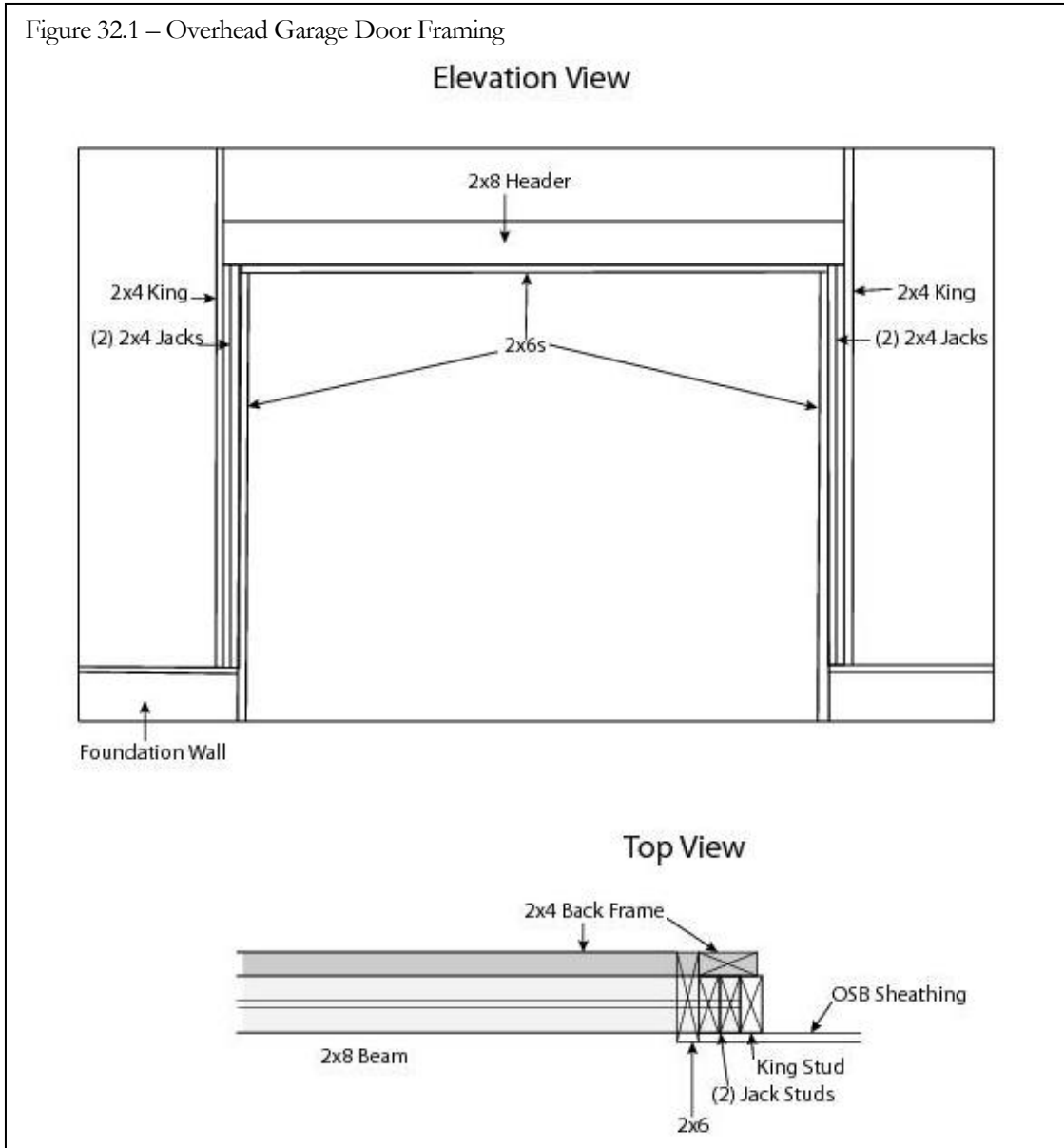
Walls

The walls will be built using the same processes as in Chapter 5 - "First Floor Walls" with the following exceptions:

- The bottom plate of the walls will be constructed with pressure-treated 2x4s.
- There are no sill plates.
- The bottom plate will be drilled similar to the sill plate and set on the wall anchors and bolts to the foundation.
- The walls will be framed with 2x4 studs 24" OC.
- There are no porch beams.
- The overhead garage door header will be framed with a 2x8 header at 7' from the finished floor. The header will be framed with 2 jack studs. A 2x6 frame is installed inside of the opening to frame the door. A 2x4 back frame is installed to support the door tracks. (See Figure 32.1).

- The service garage door header will be framed at the normal 82 5/8" from the finished floor. The door frame will not be trimmed out with 2x2s.
- If the floor is not poured when the framing is being done, set both the overhead and service doors headers at the top of the wall, against the top plate. A pseudo header will be built after the floor is poured.

Figure 32.1 – Overhead Garage Door Framing



Roof Framing

Reference Chapter 8 “Roof Framing”. This section includes changes for:

- The garage rakes
- The garage soffits

Roofing

Reference Chapter 9 “Roofing”.

Exterior Dow Board

Reference Chapter 12 “Exterior Dow Board” with the following exceptions:

- The garage will be covered with either Dow Styrofoam or Tyvek.
- The Dow Styrofoam or Tyvek will stop at the sill plate and not extend to the grade.

Doors

Overhead Garage Door

- The overhead garage door and garage door opener will be installed by the Garage Door Contractor. Tape the remote to the opener. Place the keys in a lockbox.
- Install 6” L-shaped Aluminum around the door opening; covering the 2x6s. Nail through the 1” flange and along the inside edge of the 2x6 with 1” aluminum nails; 1 nail every 12”.
- Install the brick mold around the outside of the door over the 1” aluminum flange with a 1/8” reveal. Miter cut the top corners. Attach the brick-mold with pneumatic nailer using 2 1/2” finish nails.
- Install weather-stripping around the inside of the garage door opening. Hold the rubber flapper snugly to the door and attach with the small nails included.

Service Door

- Install the service door using the same procedures as Chapter 13 – “Windows & Doors” with one exception. Block the door out with 1/2” OSB. Cut 1” wide strips of 1/2” OSB. Hold the door in place and mark the edge of the brick molding. Attach the strips to the 1/2” sheathing positioned behind the brick molding. Install the temporary lockset in the door.

Siding

Reference Chapter 15 – “Siding” with the following changes:

- Install a Z-flashing over the top edges of the brick mold on the overhead garage and service doors.
- Adjust the starting lines by 11 1/2”. The garage trusses will not be built with an energy heel; therefore, the soffit will be 11 1/2” lower.

Gutters

If the service door is on the side of the garage, then gutters will be installed on the garage. Reference Chapter 16 – “Gutters and Downspouts” for installation of gutter guards. The gutters on the garage are normally splash blocked.

Painting

Reference Chapter 20 – “Painting” for directions on painting service door.

Shelving

- Install shelving on one of the long walls. This shelving will be used to the store the siding and interior trim pieces.
- Cut 2x4s to create 3 shelves; 3', 4 ½', and 6' from the floor. Each shelf will need 3 braces nailed to the garage studs with 16d common nails.

Tips & Techniques

- ♦ Double check the door openings.

Quality Assurance Checklist