



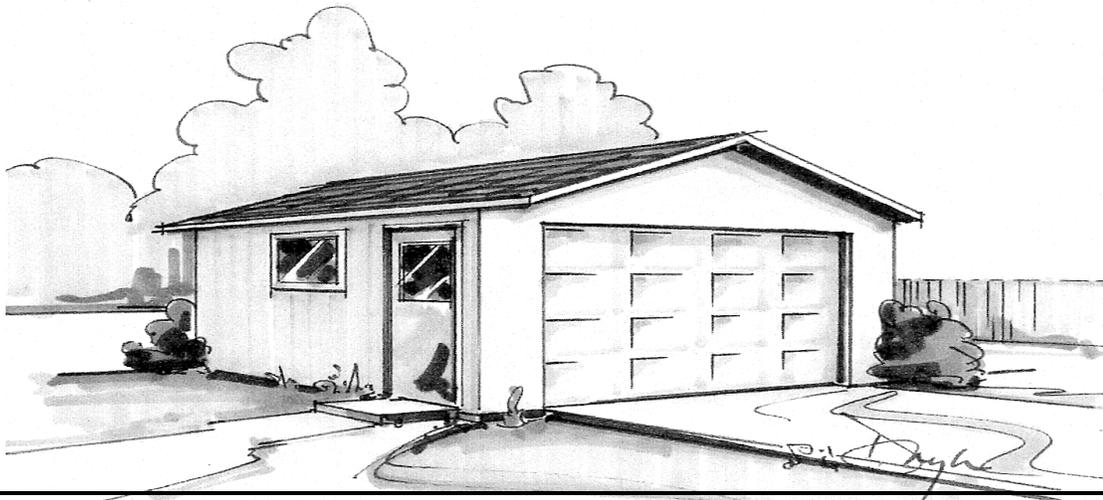
# Building Guide

MILLS COUNTY  
Building & Zoning Department  
403 Railroad Avenue, Glenwood, Iowa 51534  
712-527-4347

## Residential One Story Detached Accessory Structures

### How to Use This Guide

- Provide two (2) site/plot plans with the following:
  1. Complete an **Accessory Structure permit application**.
  2. Provide North Arrow and required dimension scale, parcel number and address of proposed project.
  3. Show the entire complete parcel including all property lines dimensional, all easements and all existing structures.
  4. Provide structure(s) (complete) footprint along with all setbacks (distances between proposed structure and the property lines) and distances between other structures on the parcel (existing and proposed).
  5. Show required and approved drainage around structure; provide single contour lines showing direction (slope) of flow, finished floor elevation and existing pad elevation grade.
  6. If available provide or note location of all utility laterals to the structure (water, sewer, septic, replacement field, well power, gas (propane), phone & TV (cable)).
  7. If proposed project is in a flood zone, provide flood zone boundary lines and, if applicable, provide locations of designated multiple flood zone areas.



Please Note: This handout was developed by the Mills County, Iowa, Building & Zoning Department as a basic Plan Submittal under the 2009 IRC to help in questions that may arise in the application process. It is not intended to cover all circumstances or Code related issues as they pertain to individual projects.

# Residential One Story Detached Accessory Structure

## Directions

- Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure.
- Indicate in the check boxes on page 3 which detail from page 4 will be used.

**Note:** Heated garages may require special provisions.

Floor Plan

Dimension \_\_\_\_\_

Locate and detail bracing

Indicate rafter or truss direction

**Check one**

Garage is heated

Garage is not heated

Show door and window header sizes and location and size of landing in front of door

3 1/2" minimum concrete slab

Floor slope

↓

( ) \_\_\_\_\_ x \_\_\_\_\_ header

(example: (2) 2 x 10)

**Note:**  
If roof trusses or rafters bear on header, special header design may be required

Double 2x4 or 2x6 trimmers each end of overhead door header

Garage door opening

Dimension\* \_\_\_\_\_

Garage door opening width \_\_\_\_\_

Dimension\* \_\_\_\_\_

\* See Braced Wall Panel Detail on page 4 to comply with section R602.10.6.2 (IRC)

# Residential One Story Detached Accessory Structure

Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

Truss or 2x \_\_\_\_\_ rafters spaced \_\_\_\_\_" O.C.  
*(example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24" O.C.)*

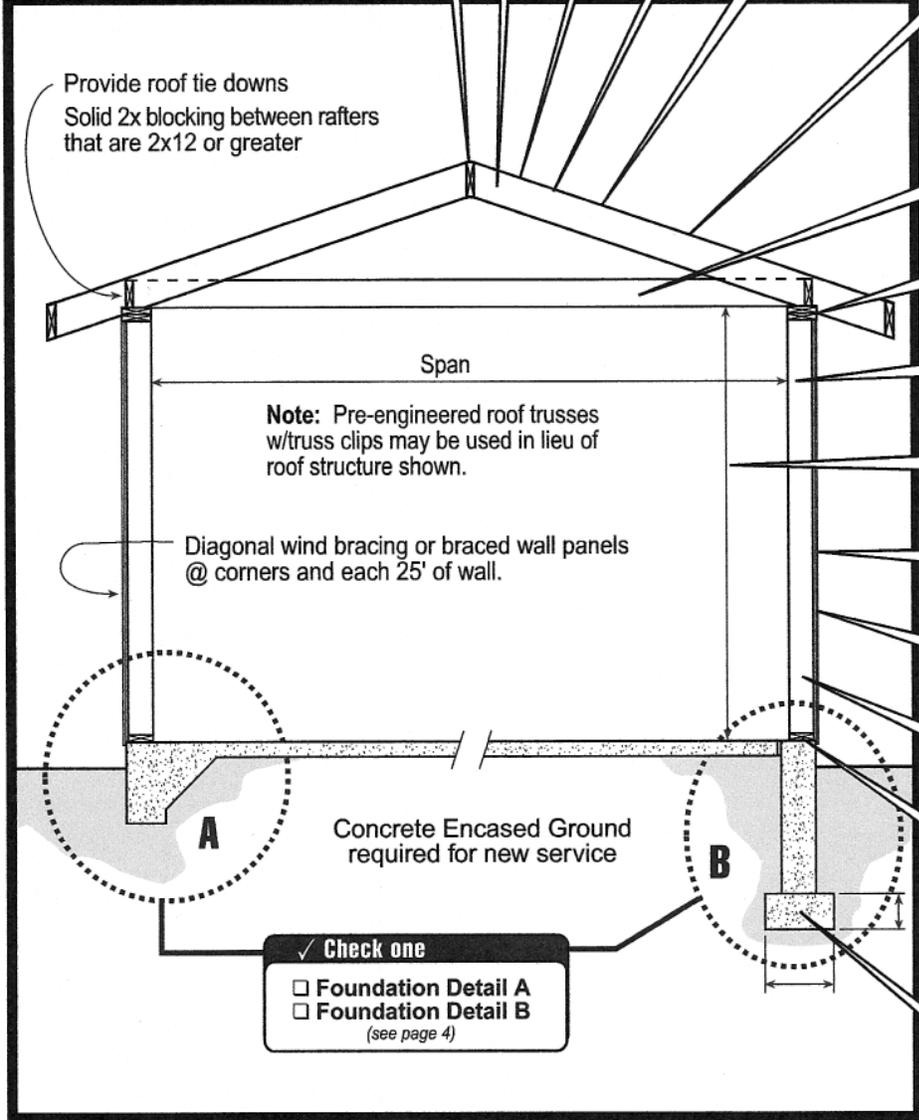
Sheathing \_\_\_\_\_  
*(example: 1/2" exterior plywood)*

Minimum 1x \_\_\_\_\_ ridge board  
*(example: 1 x 12)*

Roof covering \_\_\_\_\_  
*(example: Class A 3 tab shingles)*

Underlayment \_\_\_\_\_  
*(example: 1 layer 15# felt)*

## Building Section



12 pitch | \_\_\_\_\_

Ceiling Insulation \_\_\_\_\_  
*(If heated - example: R-38)*

2x \_\_\_\_\_ ceiling joists @ \_\_\_\_\_ O.C.  
*(example: 2 x 8 @ 24" O.C.)*

Double 2x \_\_\_\_\_ top plate  
*(example: 2 x 6)*

Span \_\_\_\_\_  
*(example: 23' 5")*

Ceiling height \_\_\_\_\_  
*(example: 8')*

Siding \_\_\_\_\_  
*(example: lap or T-111)*

Wall sheathing \_\_\_\_\_  
*(example: 1/2" exterior plywood)*

2x \_\_\_\_\_ studs @ \_\_\_\_\_ O.C.  
*(example: 2 x 6 @ 24" O.C.)*

Cont. 2x \_\_\_\_\_ sill plate  
*(example: 2 x 6)*

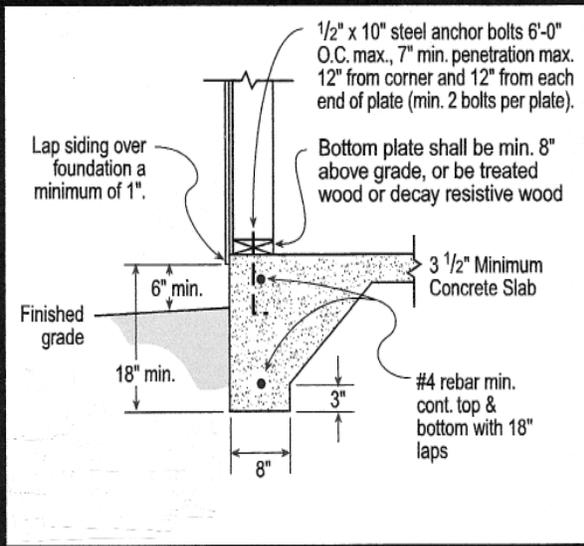
Wall Insulation \_\_\_\_\_  
*(If heated - example: R-19 Fiberglass Batts)*

Footing size \_\_\_\_\_ x \_\_\_\_\_  
*(example: 8" x 16")*

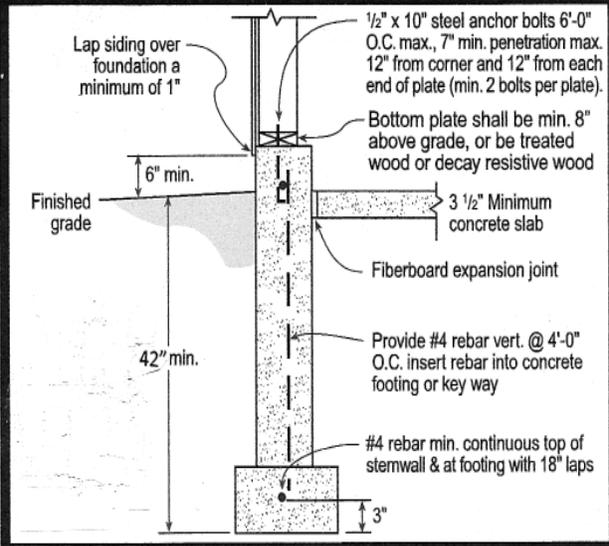
Check one  
 Foundation Detail A  
 Foundation Detail B  
*(see page 4)*

# Residential One Story Detached Accessory Structure

## Foundation Detail A



## Foundation Detail B



## Braced Wall Panel Detail

