

2017 Home Builders Association of Northern Michigan and
Charlevoix-Emmet Intermediate School District
Boyne City, Charlevoix, Pellston, Petoskey
Construction Trade Programs
Garage Build Specifications

General:

- 24' X24' garage erected on homeowner's foundation and slab

Specifications:

Framing:

- 2X4 wall framing at 16" centers, 9' interior finished height
- 7/16" OSB sidewall sheathing
- 5/12 pitch gable trusses on 24" centers,
- 12" overhangs with 2X6 sub fascia
- 5/8" OSB roof sheathing

Windows and Doors:

- 3 sliding vinyl windows, 48" w x 36" h
- 1 steel entry door, 36" half-light, with lockset
- 1 overhead garage door in gable end wall, 16' w x 8' h
- 1 automatic garage door opener with two remotes

Finishes:

- Housewrap for sidewalls, fastened with taped seams
- Aluminum fascia, vinyl soffit
- Ice and water shield 36" at eave edge of roof
- 15# felt on balance of roof deck
- Metal drip edge at roof perimeter
- Architectural 30 year asphalt roof shingles
- Exterior siding and trim not included

Electrical:

- Basic wiring to subpanel providing two GFCI circuits
- 7 interior outlets (two each side and rear wall) and one for garage door opener
- Four interior porcelain lights on truss bottoms
- One exterior GFCI outlet on a mounting block
- Three exterior lights on mounting blocks (fixtures by owner)
- Power connection from sub-panel in garage to main panel by owner

All work shall comply with state building codes and local zoning ordinances. All permits and compliance are the responsibility of the owner. Any changes to these specifications will be in writing prior to the commencement of the project and executed only upon the receipt of a change order prepared by HBANM and payment by the owner for additional costs for materials and labor.

Initials: Owner: _____
HBANM: _____