

**MCPW BUILDING DIVISION PRE-ENGINEERED ACCESSORY STRUCTURE PLANS**

PROJECT ADDRESS:

---

USE OF PROPOSED STRUCTURE:

---

GROUND SNOW LOAD (for IRC only per report Summary from ASCE 7-22) \_\_\_\_\_ DATE:

---

**APPLICANT MUST PROVIDE THE FOLLOWING ITEMS TO INCORPORATE IN THE PLAN SET:**

1. Site Plan (see attached example)
2. Engineer-stamped truss package with site-specific snow load information (due prior to permit issuance)

**SITE & DESIGN CRITERIA:** Plans are for Risk Category II structures for “accessory use” in areas of Missoula County with relatively flat building sites using the following codes/design criteria.

Adopted Codes with Montana Amendments:	Design Criteria:
2021 International Building Code; 2021 International Residential Code 2020 National Electric Code 2021 International Mechanical Code 2021 Uniform Plumbing Code	Ground Snow Load up to 120 psf; Min Soil Bearing Pressure 1500 psf; Wind 105 mph, Exposure B; Seismic Category Do 36" frost depth

**SELECT FROM THE FOLLOWING OPTIONS FOR YOUR PLAN SET:**

<b>TYPE OF STRUCTURE:</b> <input type="checkbox"/> <b>FRAMED GARAGE</b>  <b>FOUNDATION TYPE:</b> <input type="checkbox"/> MONOSLAB (slab insulation required for heated buildings) <input type="checkbox"/> FOOTINGS & FOUNDATION WALL		<input type="checkbox"/> <b>POLE BUILDING</b>  <b>FOUNDATION TYPE:</b> <input type="checkbox"/> MONOSLAB (slab insulation required for heated buildings) <input type="checkbox"/> POST & PIER FOOTINGS  <b>FLOOR TYPE FOR POST/PIER BUILDING:</b> <input type="checkbox"/> 4" CONCRETE SLAB <input type="checkbox"/> SUBGRADE (Note: floor surfaces used for vehicle parking must be concrete or similar nonabsorbent/noncombustible)	
<b>SIZE OF STRUCTURE</b> <input type="checkbox"/> 24' x 30' (single overhead door only) <input type="checkbox"/> 30'x 40' (single overhead door only) <input type="checkbox"/> 40'X 40' (double overhead doors) <input type="checkbox"/> 40' x 60' (double overhead doors)		<b>WALL HEIGHT (select only one)</b> <input type="checkbox"/> 8' - No lean-to option <input type="checkbox"/> 10' - No lean-to option <input type="checkbox"/> 12' <input type="checkbox"/> 14' <input type="checkbox"/> 16'	
<b>OVERHEAD-DOOR SIZE- SINGLE DOOR</b> <input type="checkbox"/> ___' W x ___' H <input type="checkbox"/> 16' W x 10' H <input type="checkbox"/> 16' W x 12' H <input type="checkbox"/> 16' W x 14' H		<b>OVERHEAD DOOR SIZES – DOUBLE DOORS</b> <input type="checkbox"/> ___' W x ___' H <input type="checkbox"/> 10' W x 10' H <input type="checkbox"/> 10' W x 12' H <input type="checkbox"/> 10' W x 14' H	
<b>ROOFING MATERIAL (4:12 PITCH):</b> <input type="checkbox"/> SHINGLES <input type="checkbox"/> METAL		<b>INCLUDE LEAN-TO OPTION (3:12 PITCH)</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	

Layout Page Table		
Label	Title	Description
G-1	COVER PAGE	OPTION LIST
G-2	SITE PLAN	
G-3	GENERAL NOTES	
G-4	3D VIEWS	
G-5	MAIN FLOOR PLAN	SCHEDULES
G-6	ELEVATIONS	
G-7	MONO SLAB PLAN	DETAILS
G-8	FOUNDATION PLAN	DETAIL
G-9	ROOF FRAMING PLAN	
G-10	WALL FRAMING PLAN	
G-11	S1-WALL SECTION	MONO SLAB
G-12	S2-WALL SECTION	FOUNDATION

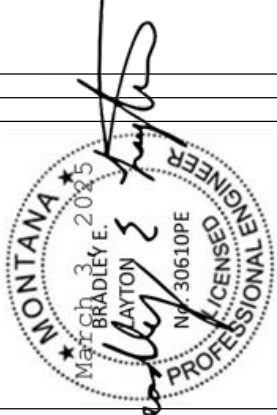
**Please Note:** The plans included are intended solely for use within Missoula County. These plans are not authorized for distribution, copying, or construction outside of Missoula County or within the City Limits. Any use of these plans beyond the specified geographic boundaries is strictly prohibited. The information provided and proprietary to Missoula County Building Division, and any unauthorized use, reproduction, or distribution of these plans is prohibited and may be subject to legal action. By receiving these plans, you agree to adhere to these restrictions and acknowledge that any infringement upon these terms may result in legal consequences.

**These plans are for flatter topography areas and are not meant for digging into a hill side or slopes**

**R104.8 Liability.**  
 The *building official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the *jurisdiction* in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.



DEPARTMENT OF PUBLIC WORKS  
 BUILDING DIVISION  
 6089 TRAINING DRIVE  
 MISSOULA, MT 59808  
 (406)258-3701



NUMBER	DATE	REVISOR	DESCRIPTION

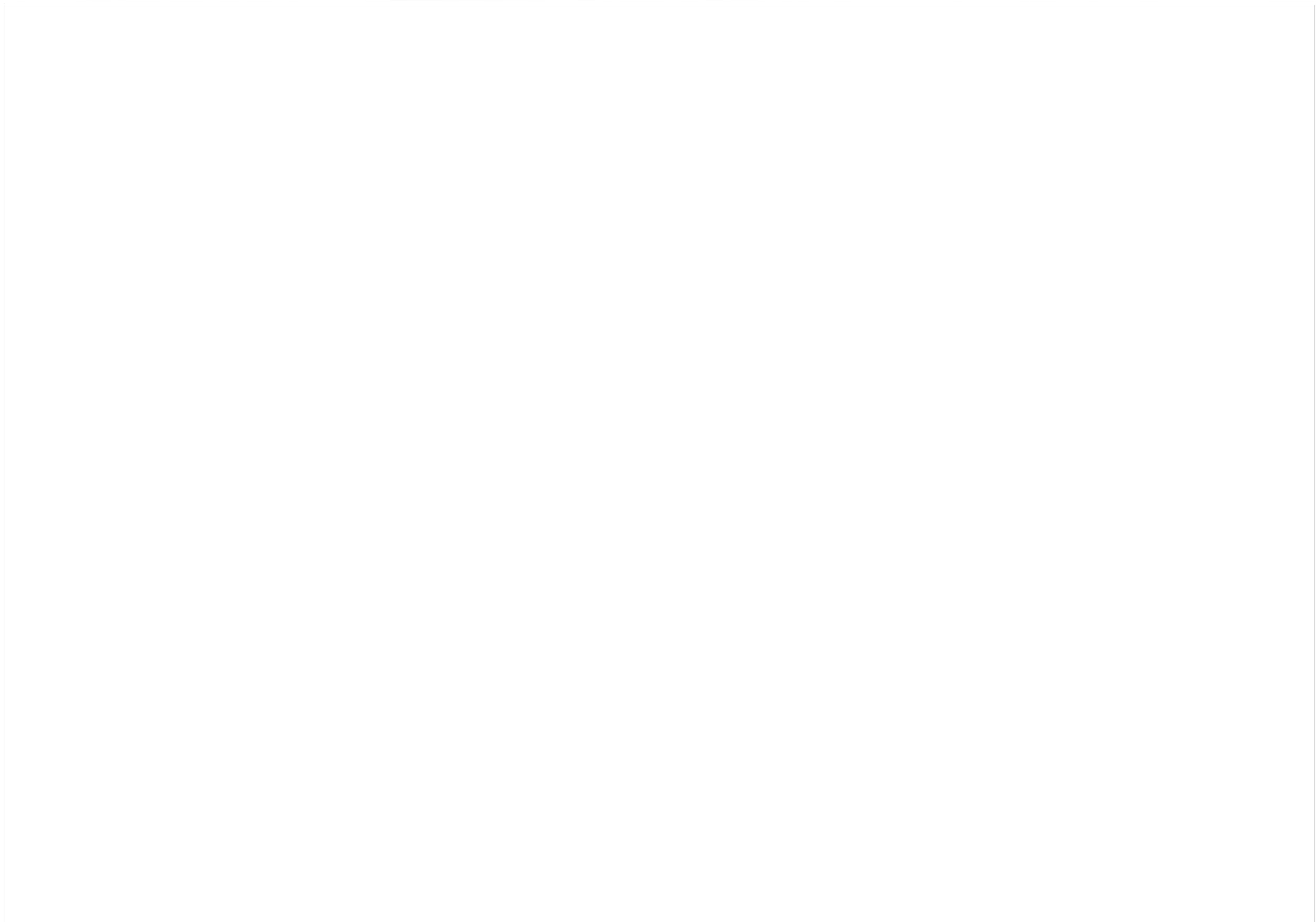
24' x 30' FRAMED  
 GARAGE / SHOP / STORAGE

COVER PAGE  
 OPTION LIST

DRAWINGS PROVIDED BY:  
**Creative Drafting**  
 2836 Yellow Hawk Rd.  
 Stevensville, MT 59870  
 406-203-7089 - igelsjr@gmail.com

DATE:  
 2/28/2025

SHEET:  
**G-1**



DRAWINGS PROVIDED BY:

**Creative Drafting**

2836 Yellow Hawk Rd.  
Stevensville, Mt 59870  
406-203-7089 - igelsjr@gmail.com

DATE:

2/28/2025

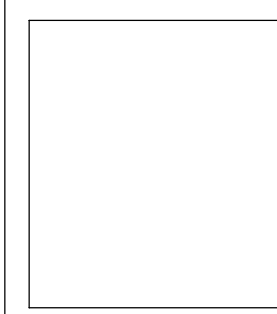
SHEET:

**G-2**

**SITE PLAN**

**24' x 30' FRAMED  
GARAGE / SHOP / STORAGE**

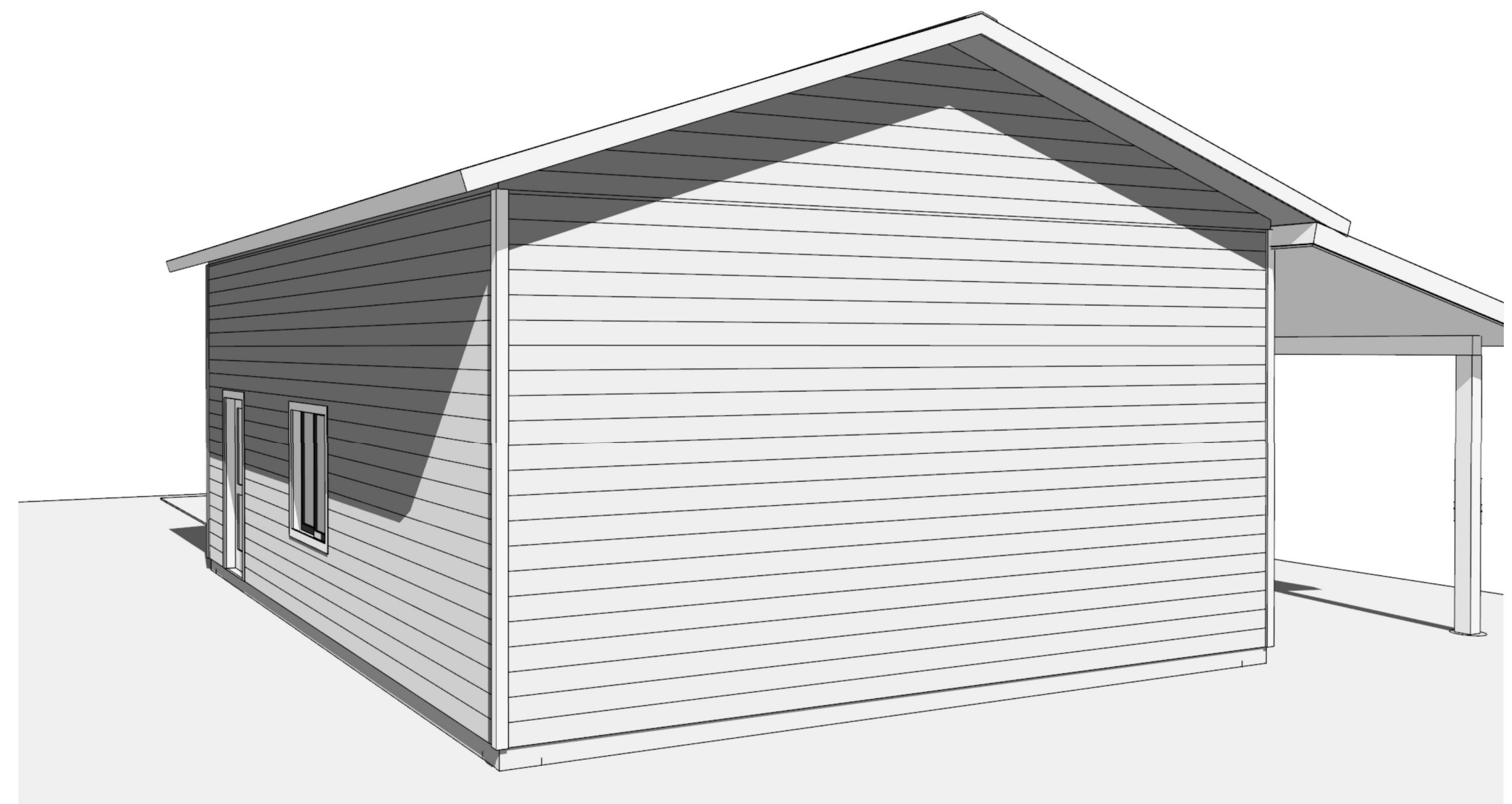
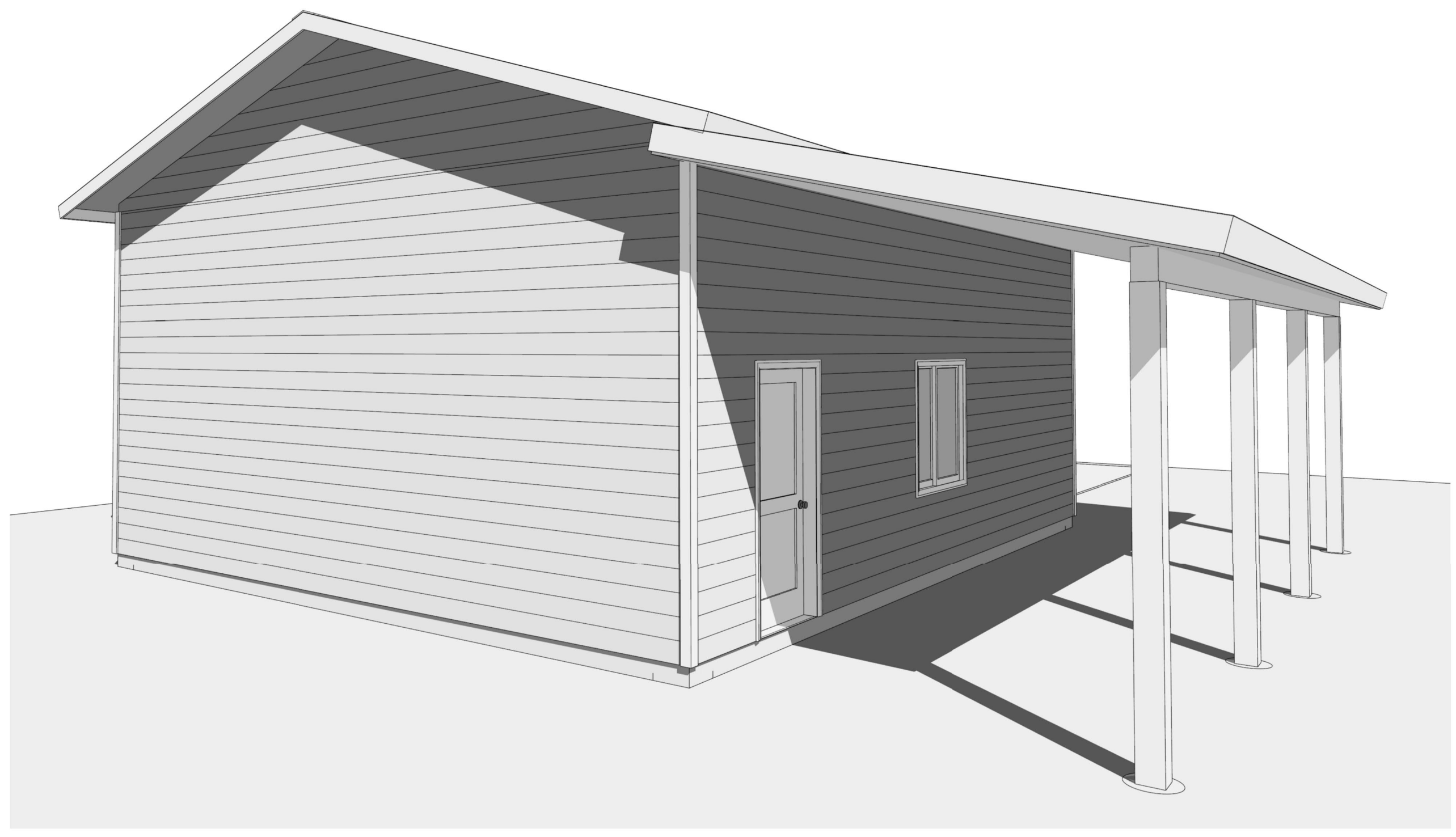
REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION







REVISION TABLE	
NUMBER	DESCRIPTION



REAR PERSPECTIVE VIEWS



FRONT PERSPECTIVE VIEW

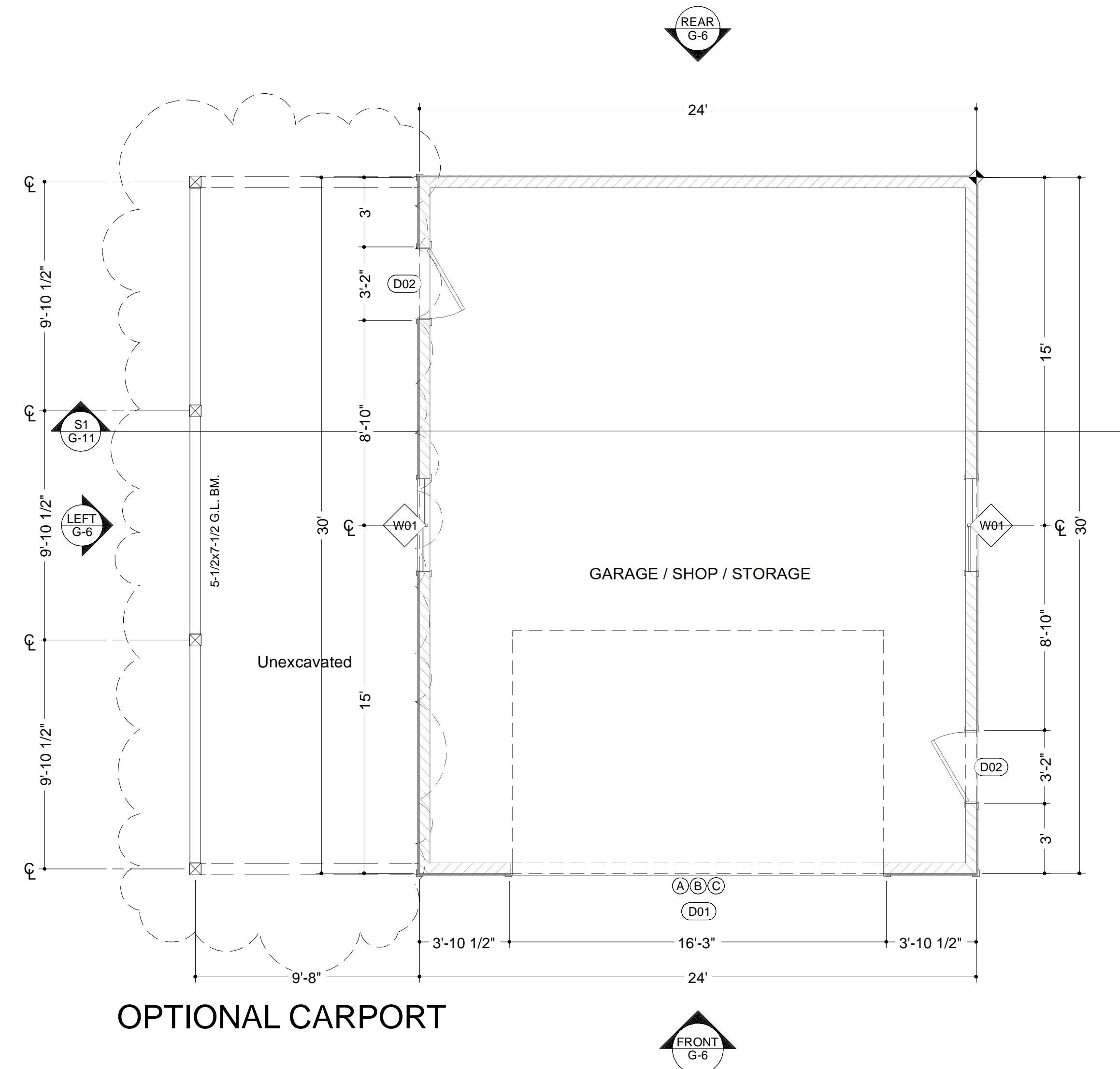
24' x 30' FRAMED  
GARAGE / SHOP / STORAGE

3D VIEWS

DRAWINGS PROVIDED BY:  
**Creative Drafting**  
2836 Yellow Hawk Rd.  
Stevensville, MT 59870  
406-203-7089 - jgeisjr@gmail.com

DATE:  
2/28/2025

SHEET:  
**G-4**



**Door Schedule**

Number	Label	Qty	Description	Header	Header Type	Comments
D01	A-B-C	1	Garage-Garage Door P02	2'X12'X201"	(3) Lumber	OPTIONAL 5.5'X12' G.L. BM.
D02	3068	2	Ext. Hinged-Door P03	2'X8'X41"	(2) Lumber	

**Window Schedule**

Number	Label	Qty	Size	Width	Height	Description	Header	Header Type
W01	4040LS	2	4040LS	48"	48"	Left Sliding	2'X8'X52"	(2) Lumber

**Note Schedule**

(A)	16' x 10' DOOR
(B)	16' x 12' DOOR
(C)	16' x 14' DOOR

**24' x 30' GARAGE**  
SCALE: 1/4" = 1'-0"

OPTIONAL CARPORT

**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
(SHOWN W/OPTIONAL CARPORT)

**REVISION TABLE**

NUMBER	DATE	REVISED BY	DESCRIPTION

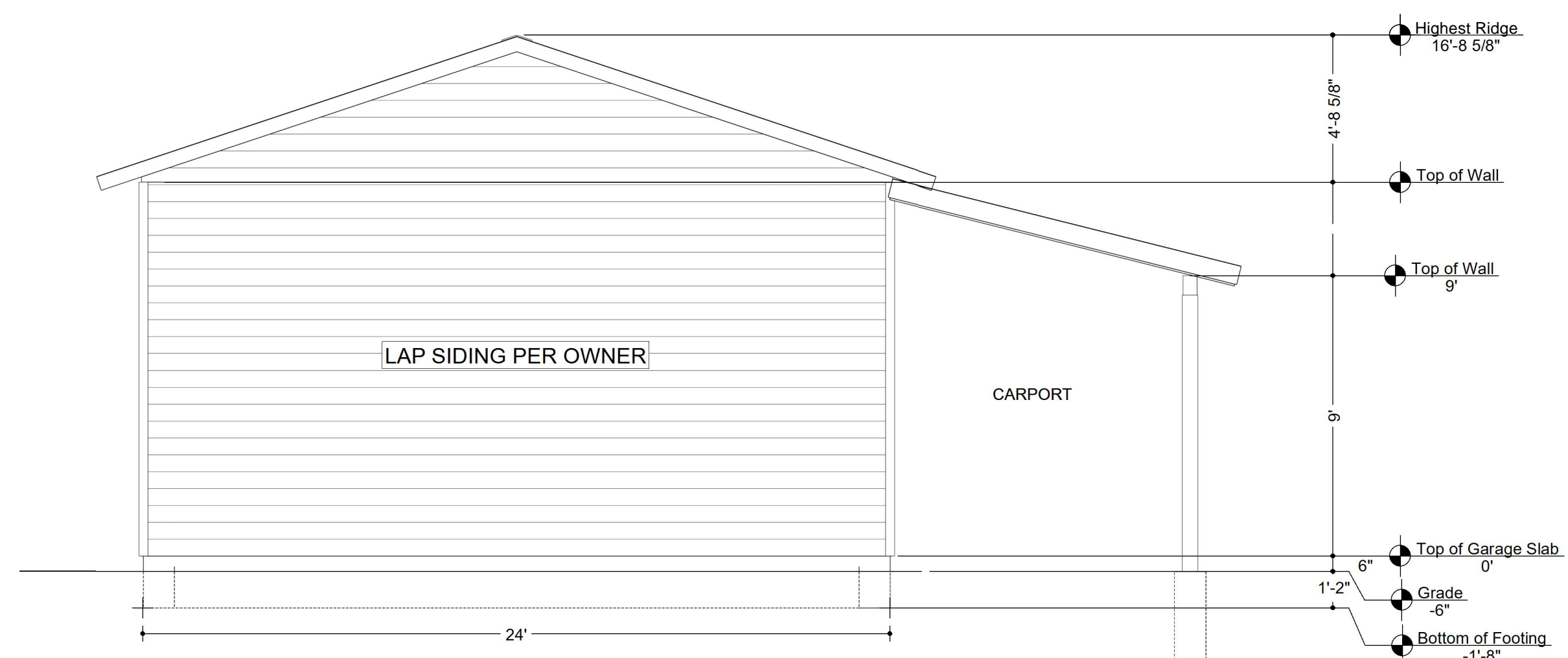
**24' x 30' FRAMED  
GARAGE / SHOP / STORAGE**

**MAIN FLOOR PLAN  
SCHEDULES**

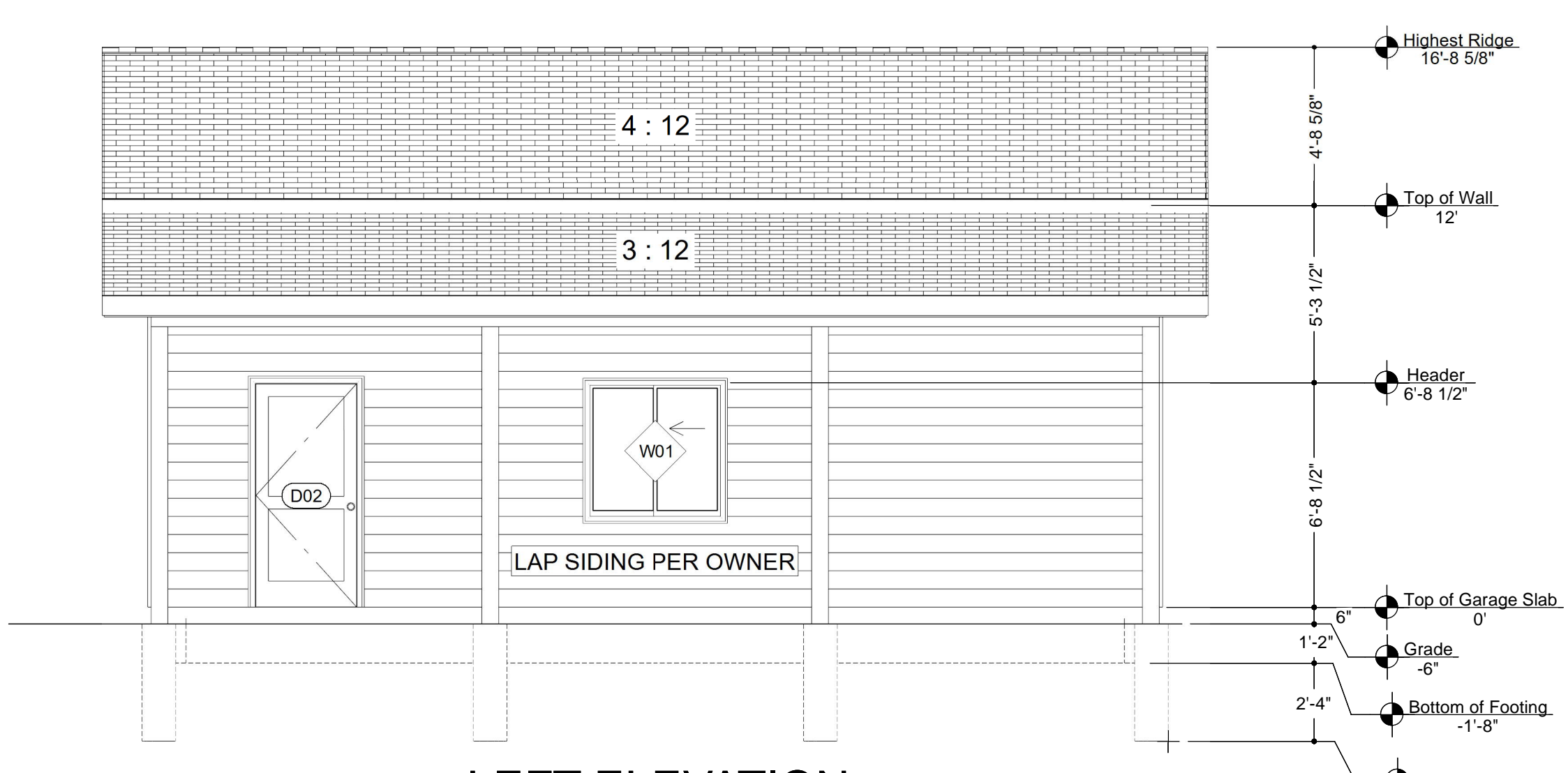
DRAWINGS PROVIDED BY:  
**Creative Drafting**  
2836 Yellow Hawk Rd.  
Stevensville, Mt. 59870  
406-203-7089 - igelsjr@gmail.com

DATE:  
2/28/2025

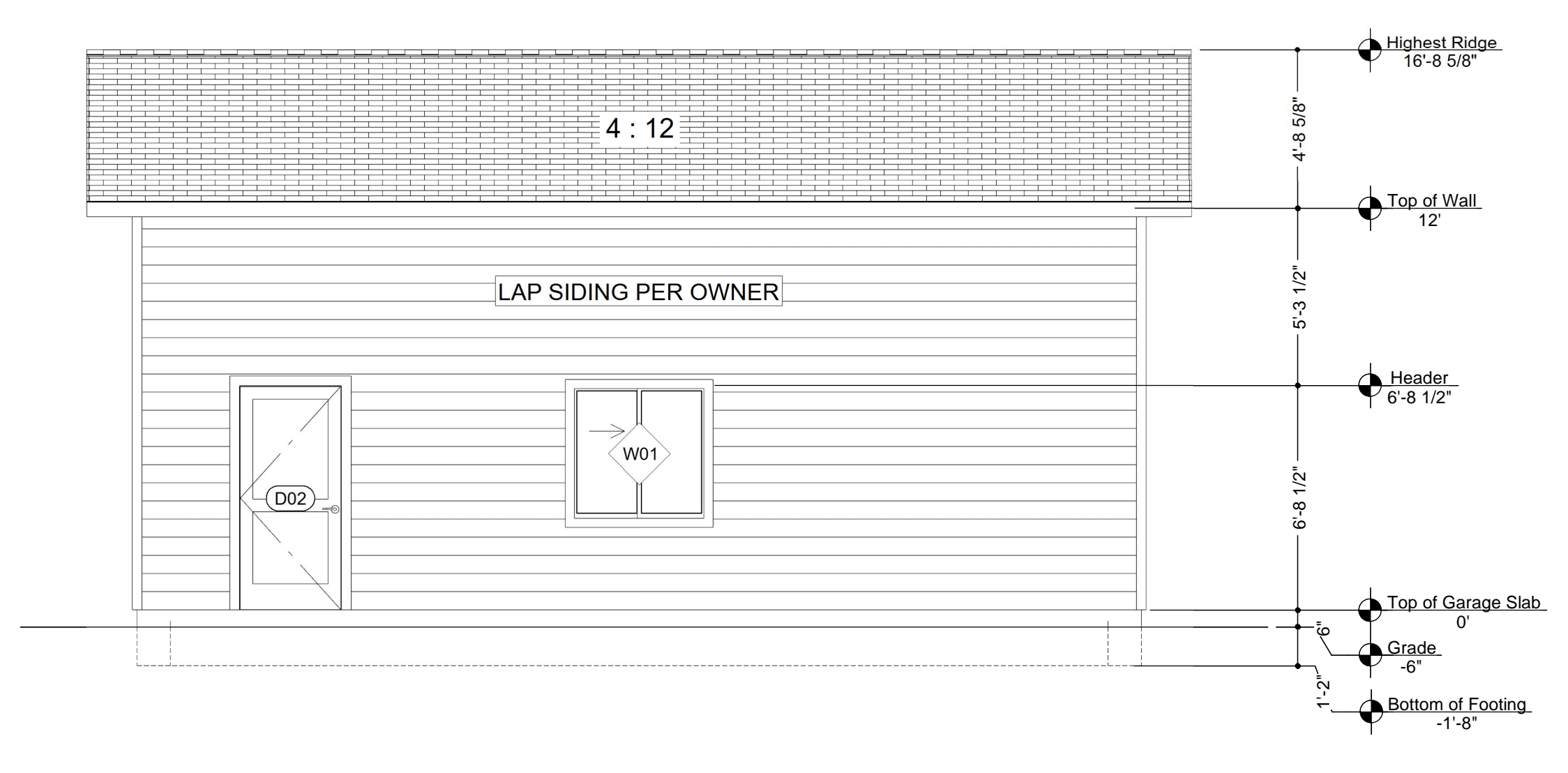
SHEET:  
**G-5**



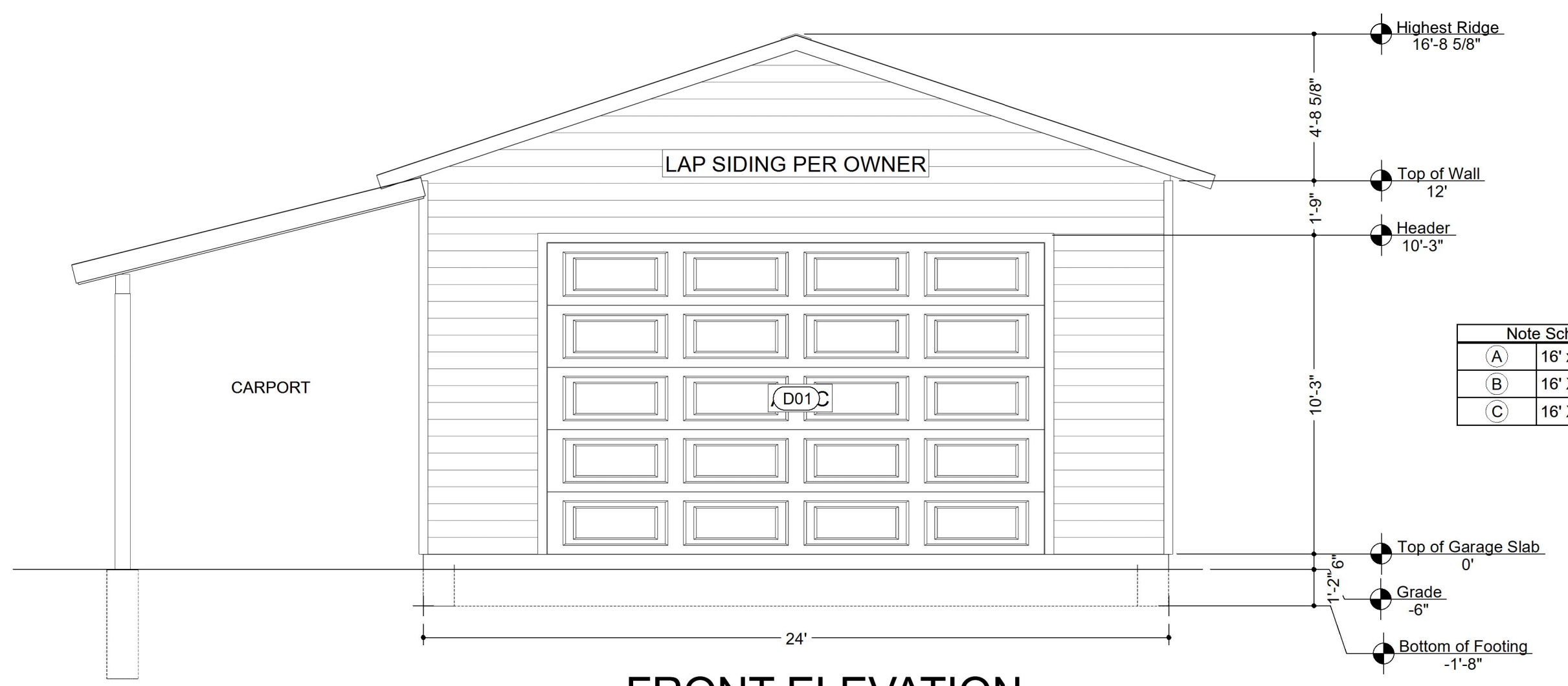
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"  
(SHOWN W/OPTIONAL CARPORT)



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

Note Schedule	
(A)	16' x 10' DOOR
(B)	16' x 12' DOOR
(C)	16' x 14' DOOR

REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION

24' x 30' FRAMED  
GARAGE / SHOP / STORAGE

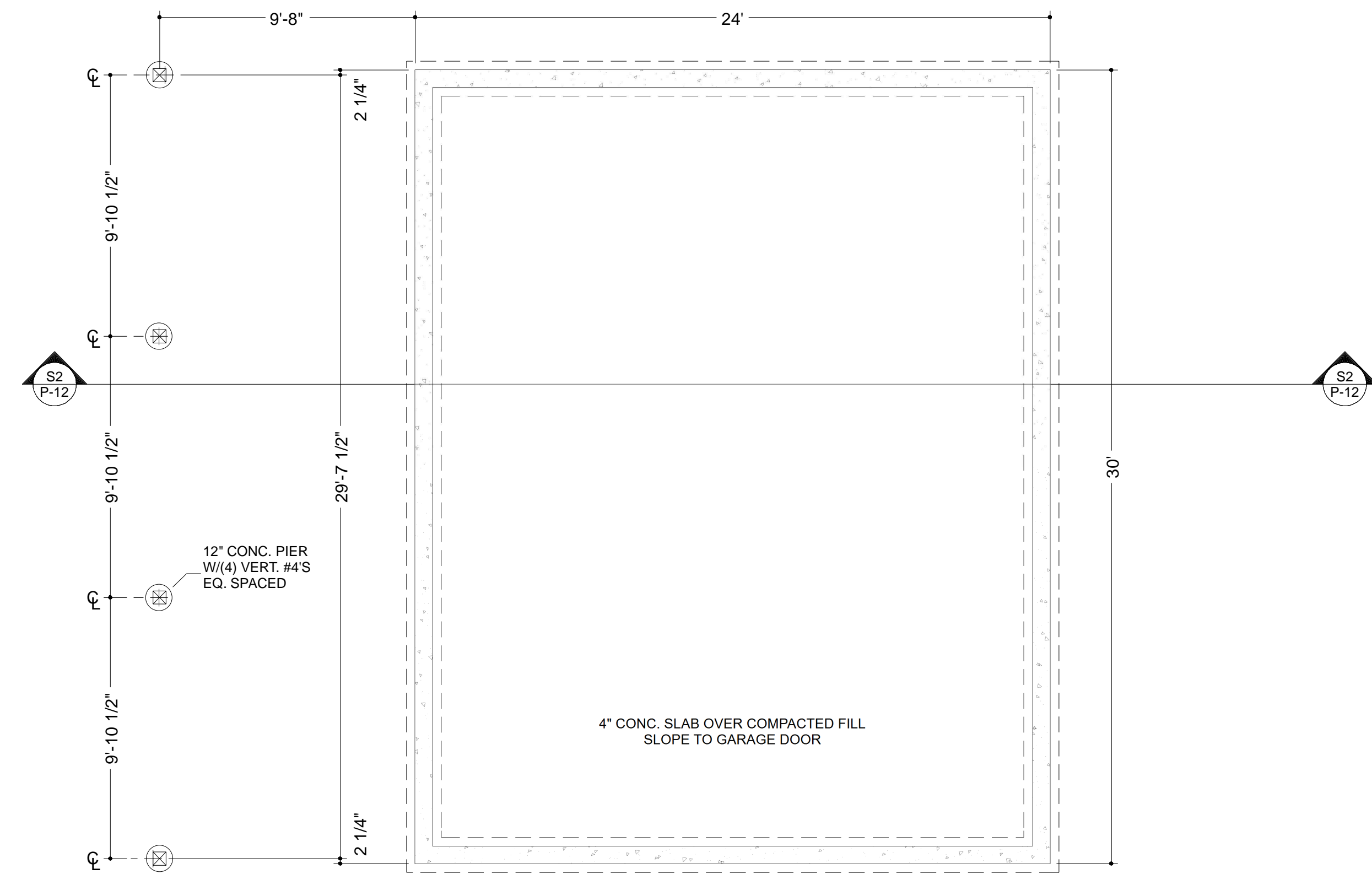
ELEVATIONS

DRAWINGS PROVIDED BY:  
**Creative Drafting**  
2836 Yellow Hawk Rd.  
Stevensville, MT 59870  
406-203-7089 - igelsjr@gmail.com

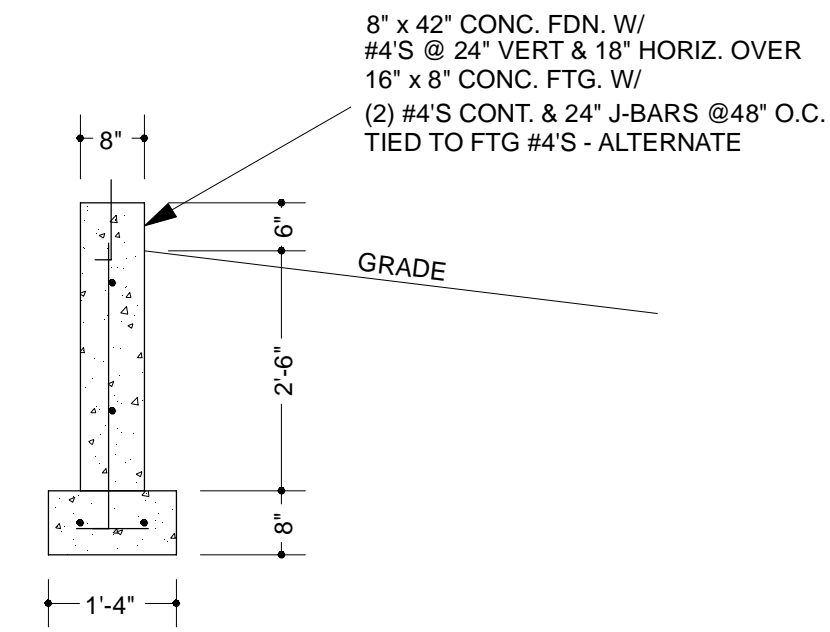
DATE:  
2/28/2025

SHEET:  
**G-6**

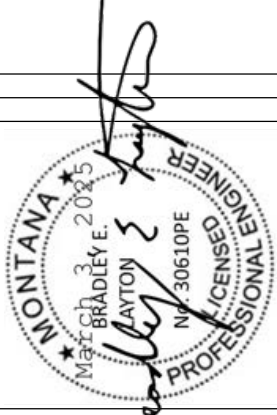




**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**OPTIONAL FOUNDATION**  
SCALE: 1/2" = 1'-0"



NUMBER	DATE	REVISED BY	DESCRIPTION

**24' x 30' FRAMED  
GARAGE / SHOP / STORAGE**

**FOUNDATION PLAN  
DETAIL**

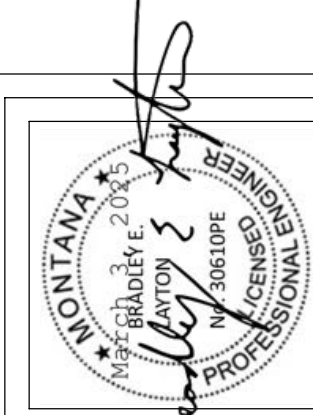
DRAWINGS PROVIDED BY:  
**Creative Drafting**  
2836 Yellow Hawk Rd.  
Stevensville, Mt 59870  
406-203-7089 - igelsjr@gmail.com

DATE:  
2/28/2025

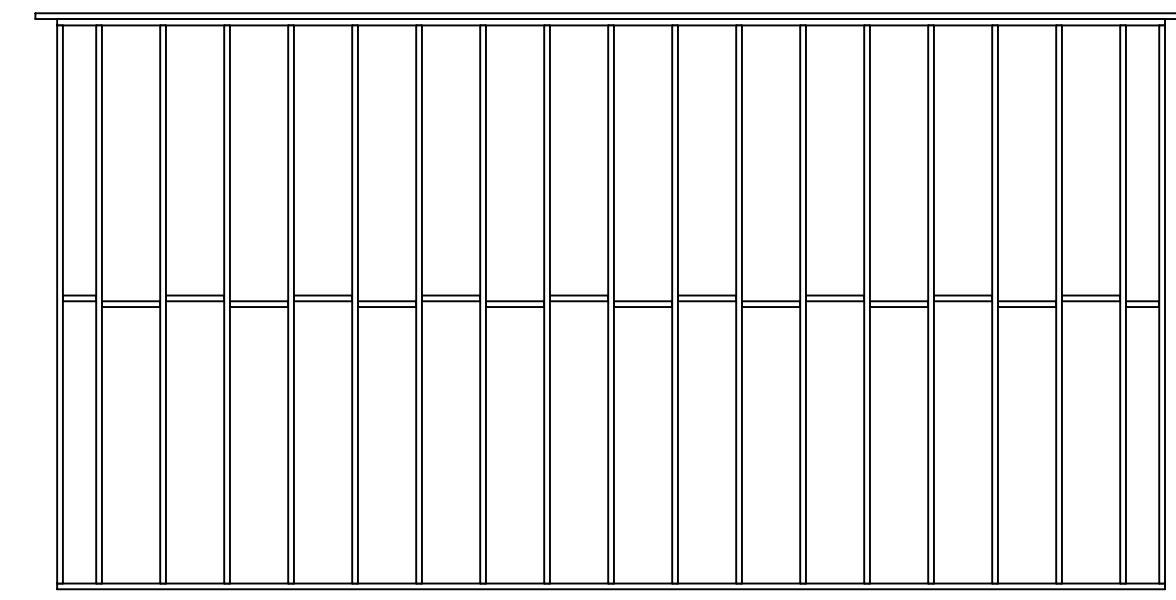
SHEET:  
**G-8**



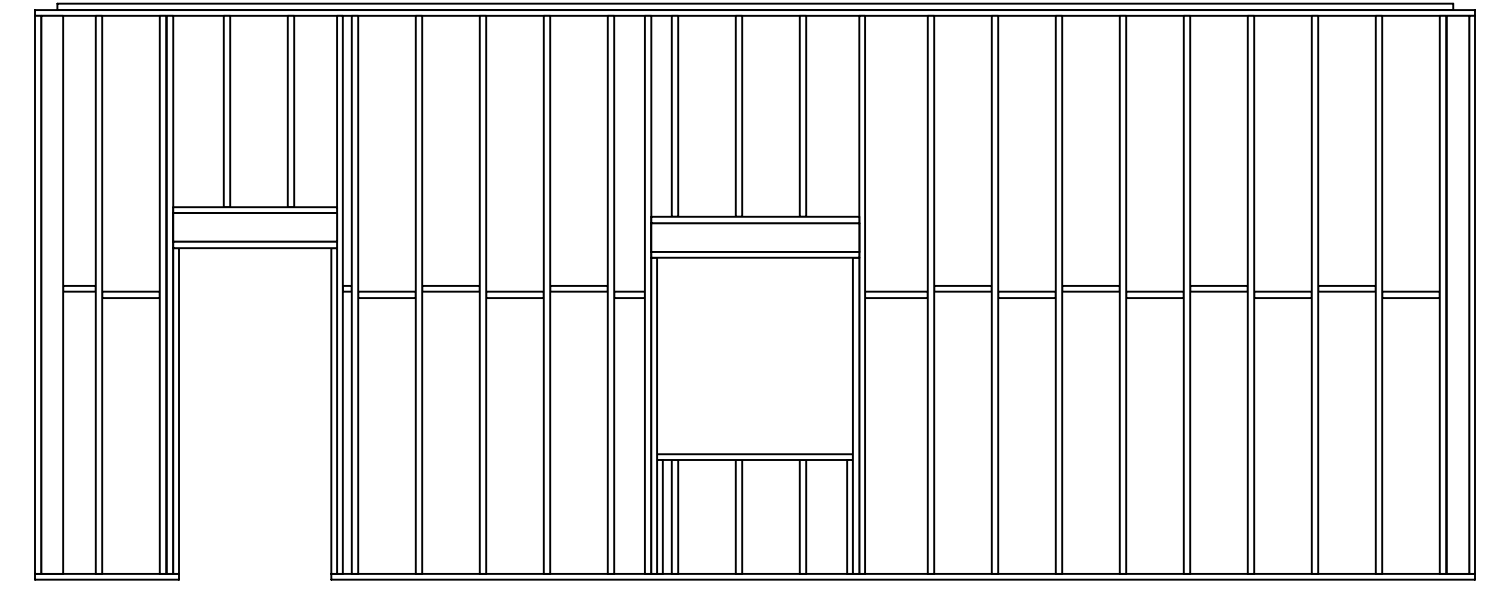




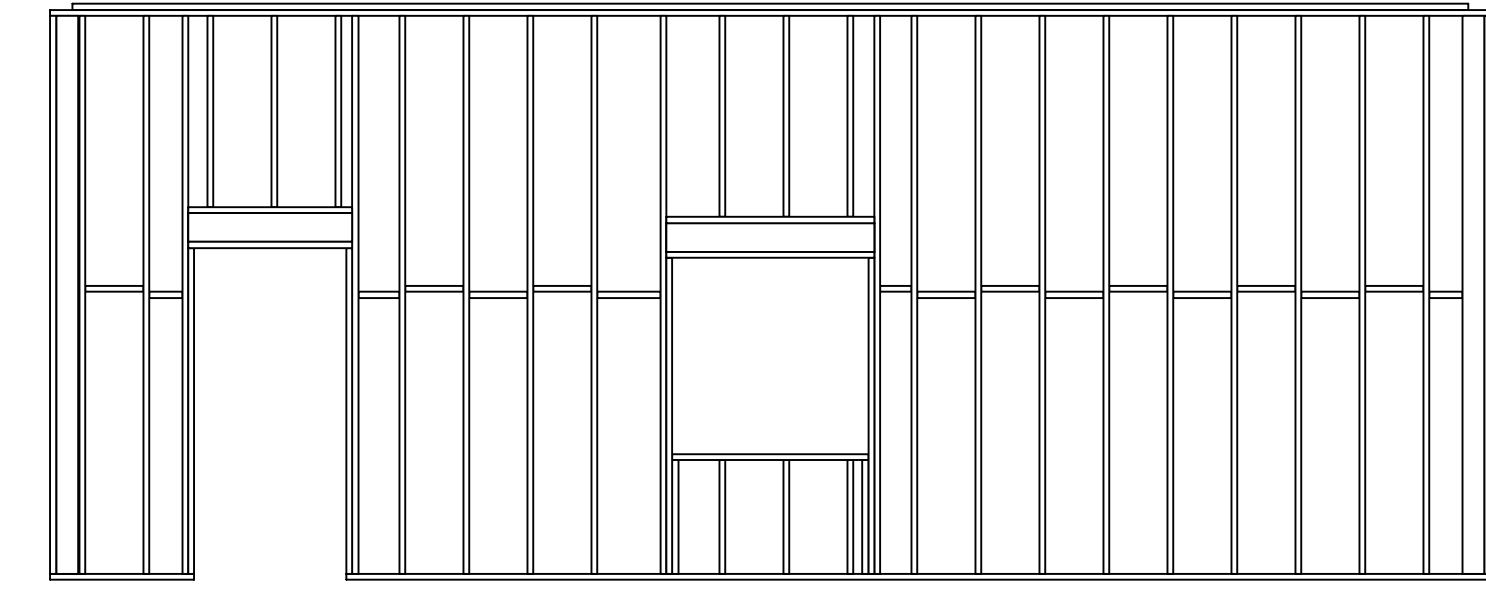
REVISION TABLE	
NUMBER	DESCRIPTION



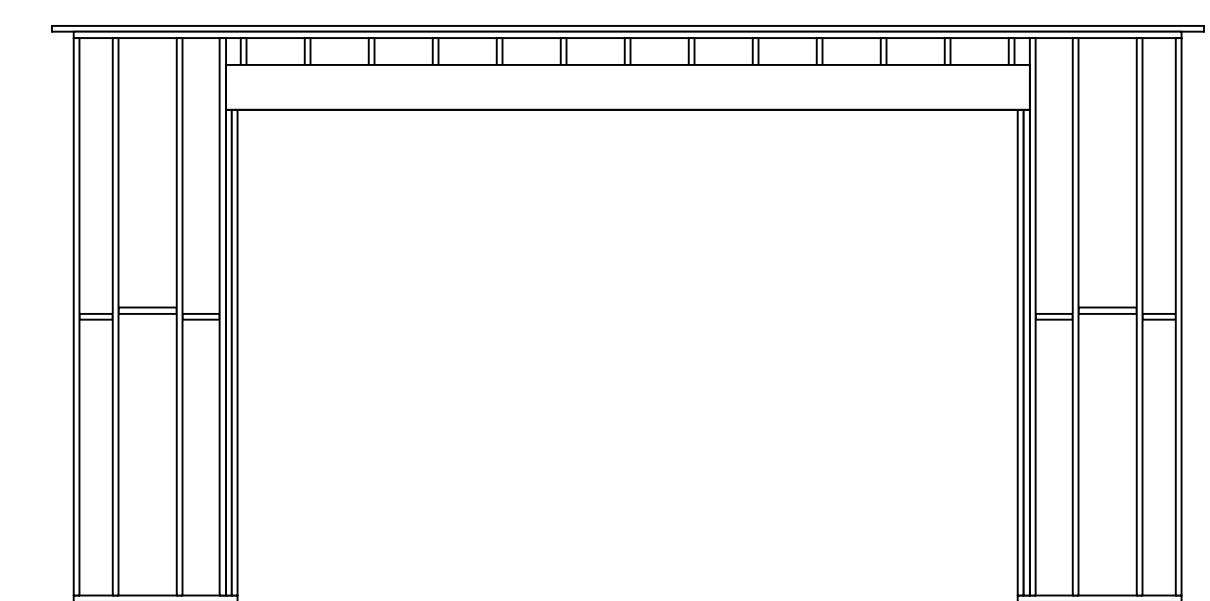
Rear Wall - Viewed From Outside



Left Wall - Viewed From Outside



Right Wall - Viewed From Outside



Front Wall - Viewed From Outside

12', 14' & 16' WALL FRAMING WILL VARY PER OPTIONS

24' x 30' FRAMED  
GARAGE / SHOP / STORAGE

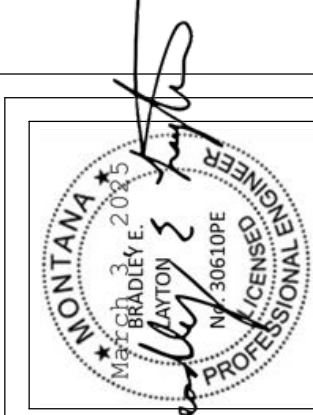
WALL FRAMING PLAN

DRAWINGS PROVIDED BY:  
**Creative Drafting**  
2836 Yellow Hawk Rd.  
Stevensville, Mt 59870  
406-203-7089 - igelsjr@gmail.com

DATE:  
2/28/2025

SHEET:  
**G-10**





REVISION TABLE	
NUMBER	DATE

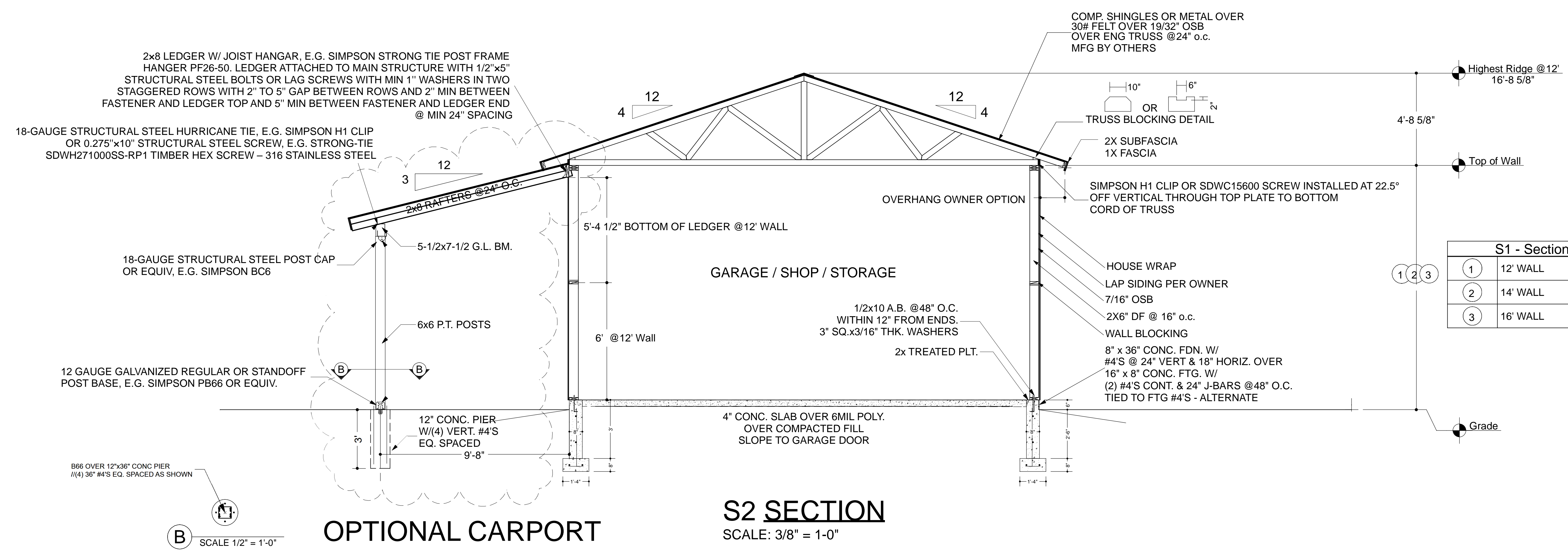
24' x 30' FRAMED  
GARAGE / SHOP / STORAGE

S2-WALL SECTION  
FOUNDATION

DRAWINGS PROVIDED BY:  
**Creative Drafting**  
2836 Yellow Hawk Rd.  
Stevensville, MT 59870  
406-203-7089 - igelsjr@gmail.com

DATE:  
2/28/2025

SHEET:  
**G-12**



2x8 LEDGER W/ JOIST HANGAR, E.G. SIMPSON STRONG TIE POST FRAME HANGER PF26-50. LEDGER ATTACHED TO MAIN STRUCTURE WITH 1/2"x5" STRUCTURAL STEEL BOLTS OR LAG SCREWS WITH MIN 1" WASHERS IN TWO STAGGERED ROWS WITH 2" TO 5" GAP BETWEEN ROWS AND 2" MIN BETWEEN FASTENER AND LEDGER TOP AND 5" MIN BETWEEN FASTENER AND LEDGER END @ MIN 24" SPACING

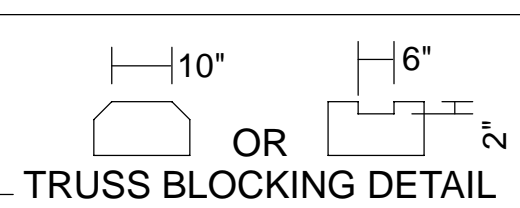
18-GAUGE STRUCTURAL STEEL HURRICANE TIE, E.G. SIMPSON H1 CLIP OR 0.275"x10" STRUCTURAL STEEL SCREW, E.G. STRONG-TIE SDWH271000SS-RP1 TIMBER HEX SCREW - 316 STAINLESS STEEL

18-GAUGE STRUCTURAL STEEL POST CAP OR EQUIV, E.G. SIMPSON BC6

12 GAUGE GALVANIZED REGULAR OR STANDOFF POST BASE, E.G. SIMPSON PB66 OR EQUIV.

B66 OVER 12"x36" CONC PIER // (4) 36" #4'S EQ. SPACED AS SHOWN

COMP. SHINGLES OR METAL OVER 30# FELT OVER 19/32" OSB OVER ENG TRUSS @24" o.c. MFG BY OTHERS



2X SUBFASCIA  
1X FASCIA

SIMPSON H1 CLIP OR SDWC15600 SCREW INSTALLED AT 22.5° OFF VERTICAL THROUGH TOP PLATE TO BOTTOM CORD OF TRUSS

HOUSE WRAP  
LAP SIDING PER OWNER  
7/16" OSB  
2X6" DF @ 16" o.c.  
WALL BLOCKING

8" x 36" CONC. FDN. W/  
#4'S @ 24" VERT & 18" HORIZ. OVER  
16" x 8" CONC. FTG. W/  
(2) #4'S CONT. & 24" J-BARS @48" O.C.  
TIED TO FTG #4'S - ALTERNATE

1/2x10 A.B. @48" O.C.  
WITHIN 12" FROM ENDS.  
3" SQ.x3/16" THK. WASHERS

2x TREATED PLT.

4" CONC. SLAB OVER 6MIL POLY.  
OVER COMPACTED FILL  
SLOPE TO GARAGE DOOR

Highest Ridge @12'  
16'-8 5/8"

4'-8 5/8"

Top of Wall

Grade

5'-4 1/2" BOTTOM OF LEDGER @12' WALL

GARAGE / SHOP / STORAGE

6' @12' Wall

12" CONC. PIER  
W/(4) VERT. #4'S  
EQ. SPACED  
9'-8"

B SCALE 1/2" = 1'-0"