Residential Detached Accessory Buildings

Reference: 2018 International Residential Code
City of Marion Building Code Section 160.29 – Slab on Grade Foundations Code of Ordinances, City of Marion, Zoning Regulations, Chp. 176

Permit requirements: A building permit is required when the detached accessory structure has a floor area over 120 square feet. All residential detached buildings are to be located per the zoning guidelines listed below.

- If the detached building is behind the primary structure (home), it can be constructed no closer than 3 feet from a side or rear property line unless a utility or drainage easement exists. No part of the structure may extend into an easement. Fire protection is required when the building is within 5 feet of a property line. (See “Fire protection” requirements below.)
- Should it be built beside the primary structure, the required side yard is 7 feet.
- A distance of 3 feet must be maintained between any portion (overhangs) of the detached structure and the primary structure.
- The area of the garage should not cover more than 40% of the required rear yard.
- Overhead garage doors shall be a minimum of 25 feet from property lines they face.
- A hard surface driveway is required from the street to the overhead door.

Applying for a permit: (Submit 2 sets of building plans for review and approval.)
- Complete the “Sample Site Plan” showing all required information.
- Fill out all of the applicable information on the “Residential Detached Building” form or submit detailed, scaled plans.
- Present all completed plans to the Building Department located at 1225 6th Ave. for review.
- Upon completion of the review, you will be notified by phone to secure your permit.

Design considerations:
- A floating slab foundation with thickened edges is permitted up to 1250 square feet and one story.
- Foundation shall not be placed on sod or any organic materials.
- Placement only on original soil or engineered fill placed per engineers specifications.
- Continuous frost spread footings minimum 8” wide and 42” below finished grade are required for any of the following conditions.
  - Detached garages exceeding 1,250 square feet and/or exceeding one story.
  - Garages (any size) attached to a dwelling.
  - Masonry veneer or concrete block walls.
  - Garages with bathrooms.

Marion City Hall ♦ 1225 6th Avenue, Marion, IA 52302 ♦ (319) 743-6330 ♦ www.cityofmarion.org
Fire protection:
- Where an exterior wall is less than 5' from a property line, a minimum 1-hour fire-
  resistance rated wall is required.
- Projections (overhangs) constructed closer than 2' are not allowed from 2-5' to a
  property line require 1-hour fire-resistance rated construction on the underside.
- If the wall is less than 3' from the property line, no openings (doors & windows) are
  allowed. If the wall is 3' to 5' from the property line, openings are limited to 25%
  maximum of wall area.
- Walls 5' and over from the property line have no limit to the amount of openings.

Additional permits required:
- Separate electrical, mechanical, and plumbing permits are required for any work
  performed in these fields.

Inspections required:
- Footings – after all excavation is complete and forms are set and before concrete is
  poured.
- Rough electrical, mechanical, and plumbing (when applicable) and rough framing,
  before any work is concealed.
- Final inspection – after all work is completed and prior to use.
Specification form for detached garage accessory to one- and two-family dwellings. Please provide the following information:

**Size of New Garage**

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
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**Wall Height**

<table>
<thead>
<tr>
<th>Is this an addition?</th>
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<tbody>
<tr>
<td>□ Yes  □ No</td>
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**Wall Sheathing**

- □ Plywood (approved structural wood panel)
- □ OSB (approved structural wood panel)
- □ Other sheathing

**Wall Corner Bracing**

- □ 4’ at each corner
- □ Other bracing method

Inquire at Building Division for alternative bracing methods.

**Roof Framing**

- □ Manufactured wood trusses (copies of truss design required)
- □ Rafters (ask for rafter information sheet and rafter tables)

**Roof Sheathing**

- □ Plywood (approved structural wood panel)
- □ OSB (approved structural wood panel)

<table>
<thead>
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<th>Size</th>
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<td>7/16”</td>
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**Eave Ice Protection** (required to a point 24” inside exterior wall)

- □ Self-adhering bitumen
- □ 2 layers mop on (cemented) #15 felt underlayment

**Roofing Underlayment** Minimum #15 asphalt felt underlay

**Roofing**

- □ Asphalt/fiberglass shingles (approved)
- □ Other roofing

**Wall Weather Barrier** (required)

- □ Approved house wrap
- □ #15 asphalt felt
- □ Other barrier

**Siding**

- □ Vinyl
- □ Other siding

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### OVERHEAD DOORS:

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<tr>
<th>Overhead doors:</th>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
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**In gable end?** □ Yes  □ No

<table>
<thead>
<tr>
<th>Overhead door Headers LVL:</th>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
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<tbody>
<tr>
<td>1 3/4” x</td>
<td>1 3/4” x</td>
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**2X:**

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
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<tbody>
<tr>
<td>2” x</td>
<td>2” x</td>
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### DOORS and WINDOWS:

**Doors:** □ swing out  □ swing in  □ sliding

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<thead>
<tr>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
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<tbody>
<tr>
<td>x 6'-8”</td>
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<thead>
<tr>
<th>Door Headers:</th>
<th>Quantity</th>
<th>Width</th>
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<td>2” x</td>
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**Windows:**

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<td>x</td>
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**Window Headers:**

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<th>Quantity</th>
<th>Width</th>
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<td>2” x</td>
<td>2” x</td>
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Min 4" concrete slab reinforced with 6" x 6" #10 welded wire mesh or #4 reinforcing bars 24" OC both ways

Remove all sod and organic materials, placement shall be on original soil