



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.

Zoning guidelines: Planning & Zoning Dept. Phone – 743-6320. Fax – 373-4260.

- 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 place 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.

Fire protection:

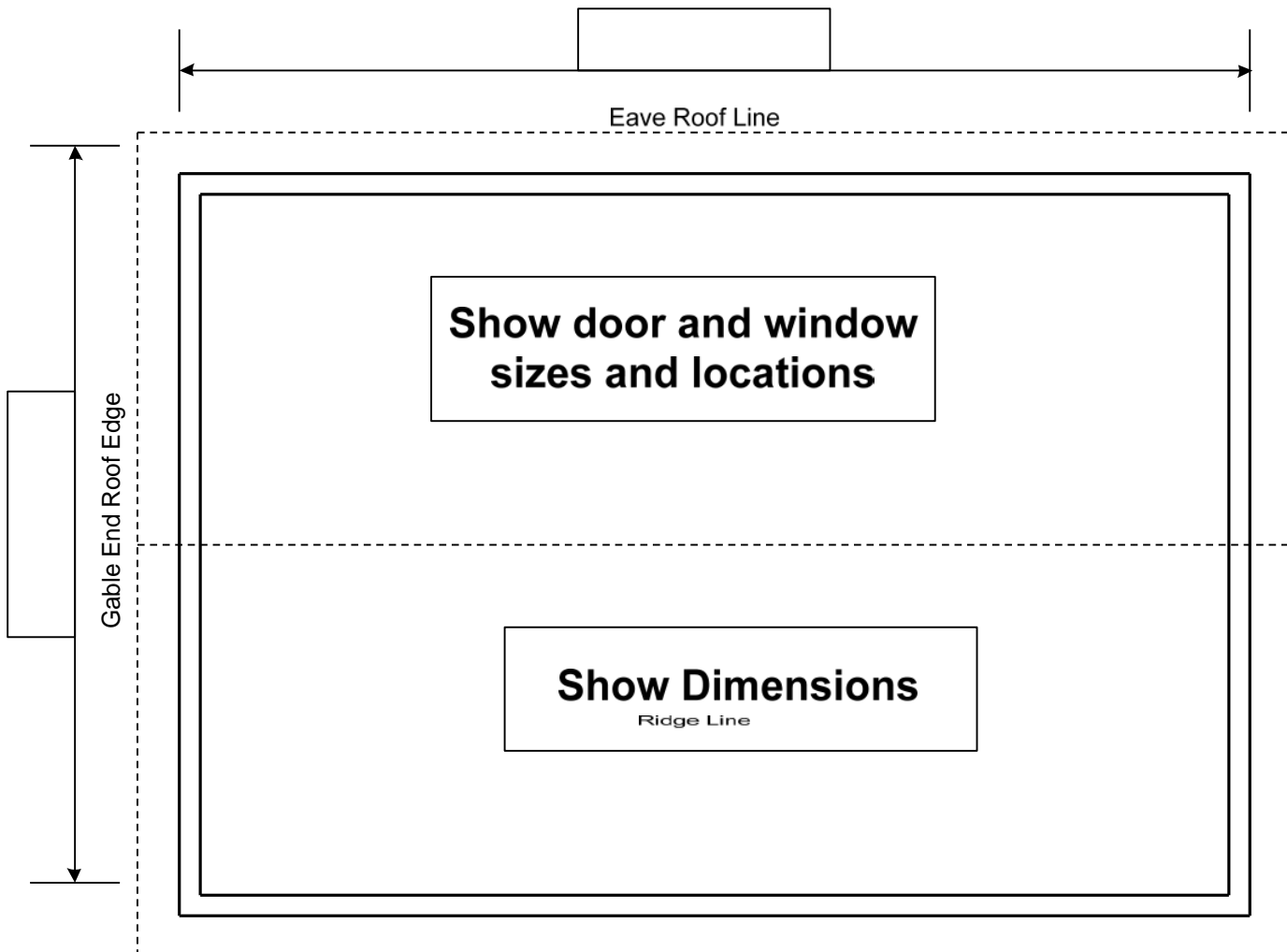
- Where an exterior wall is **less than 5'** from a property line, a minimum 1-hour fire-resistance rated wall is required.
- Projections (overhangs) constructed closer than 2' are not allowed from 2-5' to a property line require 1-hour fire-resistance rated construction on the underside.
- If the wall 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** _____ x _____ Wall Height _____ **Is this an addition?** Yes No
Length Width

- **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)
Size 7/16" 1/2" 5/8"

- **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

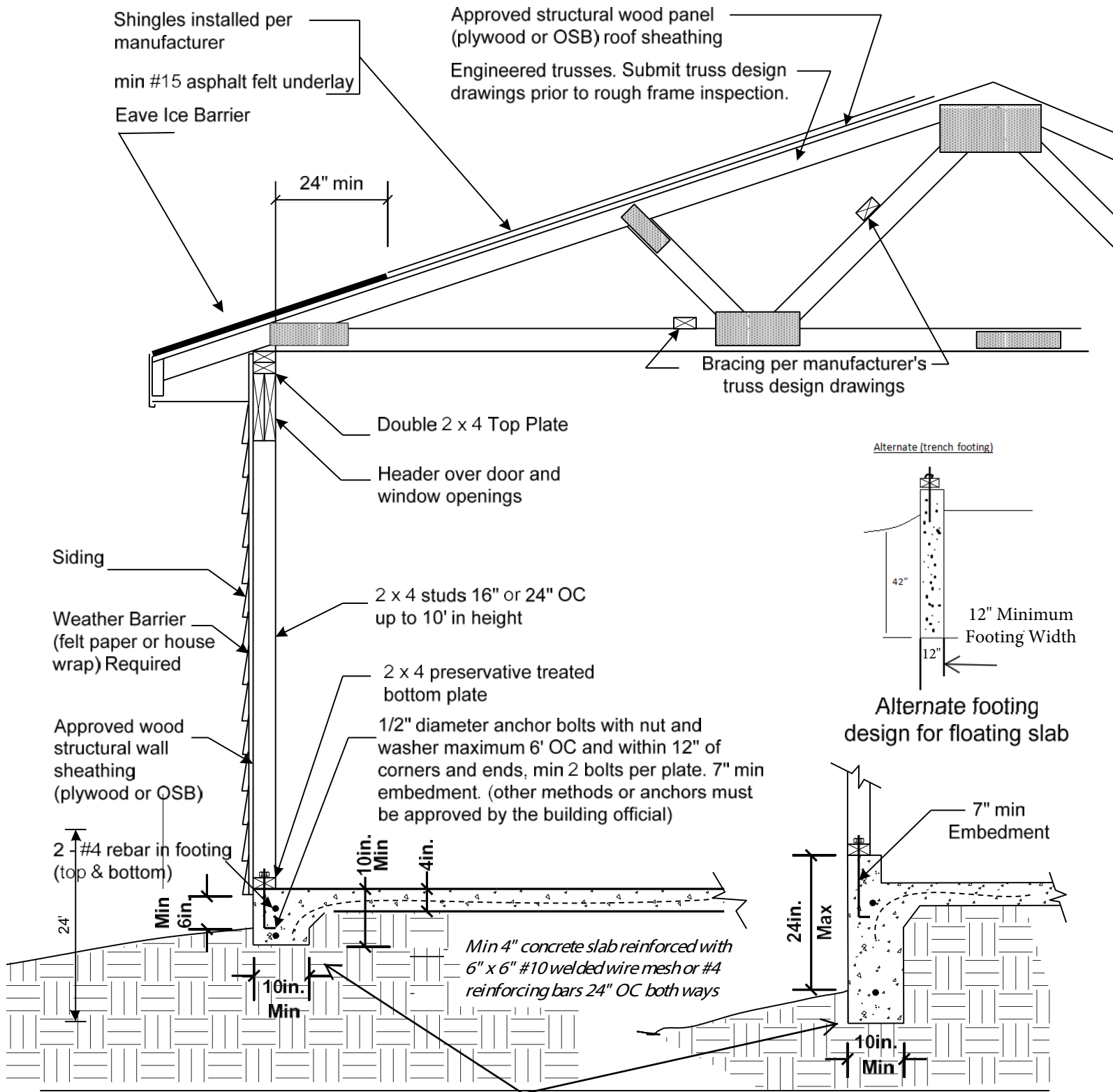
- **Roofing** Asphalt/fiberglass shingles (approved)
 Other roofing _____

- **Wall Weather Barrier (required)** Approved house wrap
 #15 asphalt felt
 Other barrier _____

- **Siding** Vinyl
 Other siding _____

OVERHEAD DOORS:		Quantity	Width	x	Height	Quantity	Width	x	Height
Overhead doors:			X				X		
In gable end? <input type="checkbox"/> Yes <input type="checkbox"/> No		Quantity	Width	x	Height	Quantity	Width	x	Height
Overhead door Headers LVL:			1 3/4"		X		1 3/4"		X
2X:			2"		X		2"		X

DOORS and WINDOWS:		Quantity	Width	x	Height	Quantity	Width	x	Height
Doors: <input type="checkbox"/> swing out <input type="checkbox"/> swing in <input type="checkbox"/> sliding			X		6'-8"		X		6'-8"
Door Headers:			2"		X		2"		X
Windows:					X				X
Window Headers:			2"		X		2"		X



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