Residential Attached Garage Additions
Additions and Alterations

Information for private garages attached to one and two family dwellings.

Reference: 2018 International Residential Code
Code of Ordinances, City of Marion, Zoning Regulations, Chp. 176
2017 National Electrical Code

Permit requirements: A building permit is required when adding an addition or altering an existing structure. All residential attached garages are to be located per the zoning guidelines listed below.

(Contact the above department with questions about setbacks and other zoning requirements.)

- **Required side yard** dimension is 7 feet from property line to structure unless your home is located on a corner lot. The setback for a corner lot is 12 feet from the side *property line*
- **Required front yard** setback is 25 feet from the *property line* to the structure
- **The required rear yard** dimension is 20% of the depth of the lot with a minimum or 15 feet and a maximum of 25 feet
- No portion of the main structure (including overhangs) can encroach into an easement

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 “Attached Garages” 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

Foundation/Basement Plan:

- Indicate foundation type (for example: spread footings, trenched footing)
- All footing sizes and locations
- Posts and beams: location, materials, sizes, hardware
First Floor Plan:  (Include existing rooms adjacent to additions.)

➢ Room sizes and overall dimensions. Label all adjoining rooms and new areas
➢ Window and door locations and sizes, including overhead and service doors
➢ Beam and header sizes and materials. Indicate any bearing walls

Second Floor Plan:  When applicable, same as first floor

Wall Cross Section Drawing:  (include size, material, spacing)

➢ Footing, foundation, reinforcing, tile, gravel, final grade level
➢ Treated sill plate, floor joist, box joist, floor sheathing
➢ Wall framing, ceiling heights, wall sheathing, headers
➢ Weather barrier, siding, vapor barrier
➢ Insulation values: basement walls, framed walls, ceiling
➢ Ceiling joist, rafters, trusses, roof sheathing
➢ Eave ice barrier, roof felt underlayment, type of roof covering, soffit fascia, attic vents
➢ Siding and exterior finishes

Exterior Elevations:

➢ Show final grade. The building addition should not alter the drainage of the property or direct additional water onto a neighbor
➢ Windows and doors
➢ Landings at doors

Smoke Alarm requirements:

➢ Smoke Alarms are required to be brought up to code when constructing additions, see Smoke Alarm handout attached to this document.

Additional permits required:

➢ Separate electrical, mechanical, and plumbing permits are required for any work performed
➢ State licensed contractors are to perform the work and obtain the necessary permits
➢ A single family dwelling owner can perform the electrical, mechanical, and plumbing work by obtaining proper permits

Inspections required:

➢ Footings – after all excavation is complete and forms are set and before concrete is poured
➢ Rough electrical, mechanical, plumbing, and lastly, rough framing before insulating and covering walls
➢ Final grade inspection prior to seed or sod
➢ Final inspection – after all work is completed and prior to use the permit holder should contact the Marion Building Department and arrange a final inspection. Once approved, a Certificate of Occupancy will be issued by the Building Department.
Specification form for private garages attached to one- and two-family dwellings. Please provide the following information:

### OVERHEAD DOORS:

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overhead doors:</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

In gable end?  □ Yes  □ No

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overhead door Headers LVL 2X:</td>
<td>1 ¾&quot;</td>
<td>2&quot;</td>
</tr>
</tbody>
</table>

### DOORS and WINDOWS:

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<thead>
<tr>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doors:  □ swing out  □ swing in  □ sliding</td>
<td>X</td>
<td>6'-8&quot;</td>
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<table>
<thead>
<tr>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
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</thead>
<tbody>
<tr>
<td>Door Headers:</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
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</thead>
<tbody>
<tr>
<td>Windows:</td>
<td>X</td>
<td>2&quot;</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window headers:</td>
<td>2&quot;</td>
<td>X</td>
</tr>
</tbody>
</table>
Show door and window sizes and locations

Show dimensions

Indicate where garage attaches to house. Indicate Roof Lines of house and garage.
Shingles installed per manufacturer
Eave Ice Barrier
Min 15 asphalt felt underlay

Weather Barrier Required
(Felt Paper or house wrap)
Approved wood structural wall sheathing (plywood or OSB)

2 x 4 Studs 16" or 24" OC up to 10' in height
2 x 4 preservative treated bottom plate
1/2" diameter anchor bolts with nut and washer maximum 6' OC and within 12" of corners and ends, min 2 bolts per plate. 7" min embedment. (other methods or anchors must be approved by the building official)

Double 2” x 4” Top Plate
Header over door and window openings

24" in

Min 4” concrete slab reinforced with 6” x 6” #10 welded wire mesh or #4 reinforcing bars 24” OC both ways

Min width of trench footing at base is 8”. Variable depending on total load supported and soil conditions

Approved structural wood panel (plywood or OSB) roof sheathing
Approved structural wood panel (plywood or OSB) roof sheathing
Bracing per manufacturer's truss design drawings

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