



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.

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

Size of New Garage _____ x _____ Wall Height _____ Enlarging existing attached garage? Yes No
Length Width

Attaching to new house at: Hall Laundry Kitchen Mud Room Dining Living Sleeping Other _____

Closing windows at: Hall Laundry Kitchen Mud Room Dining Living Sleeping Other _____

Will this garage have living space above it? Yes No If yes, used for: _____

Will this garage have storage space above it? Yes No Stairs? Yes No

- **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 _____
- **Separation from house** Solid Wood Door Metal Door (no windows)
 Min. 1/2" Gypsum Board On garage side of common wall up to roof sheathing
 On garage side of common wall up to ceiling height and on entire garage ceiling
 On all garage walls and on entire garage ceiling if living area above

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								
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"		3'-0" or 2'-8"	X	6'-8"
Door Headers:			2"	X			2"	X	
Windows:				X				X	
Window headers:			2"	X			2"	X	



