

Residential Attached Additions

Reference: 2024 International Residential Code of Ordinances
City of Marion Code of Ordinances

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

Zoning guidelines: Planning & Zoning Division 319-743-6320 or planning@cityofmarion.org
(Contact the above department with questions about setbacks and other zoning requirements.)

- Required front, side and rear yard setbacks vary depending on zoning districts. Contact Planning & Zoning to verify what the setbacks are for your project.
- The required rear yard setback is usually 25 feet (not true for all zoning districts) or 20% of the depth of the lot, but no less than 15 feet.
- No portion of the main structure (including overhangs) can encroach into an easement.

Applying for a permit: (Submit digital copies of building plans for review and approval.)

- Complete the “Application” and “Sample Site Plan” showing all required information
- Fill out all the applicable information on the “Attached Addition Worksheet” at the end of this handout or submit detailed, scaled plans
- Email the application and all completed plans to buildingpermits@cityofmarion.org or go to the City of Marion website for information about applying through the Online Permit Service portal.
- Upon completion of the review, you will be notified by phone or email to secure your permit

Foundation/Basement Plan:

- Indicate foundation type (for example: spread footings, trenched footing, post or pier footings)
- All footing sizes and locations (including porches and decks)
- Posts and beams: location, materials, sizes, hardware

Additional Information for Basement Plans: (when applicable)

- Partition walls and room dimensions: stud sizes and spacing
- Room dimensions. Label all rooms
- Window and door locations and sizes
- Furnace, water heater, electrical panel, and sump pit locations

First Floor Plan: (Include existing rooms adjacent to additions)

- Room sizes and overall dimensions. Label rooms
- Window and door locations and sizes
- Bathroom fixture and kitchen cabinet layouts
- 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

Stair Cross Section: (When applicable)

- Rise, run, headroom, handrail height, guard spacing, and stair width

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
- Porches, decks, landings at doors

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 detached dwelling owner can perform the electrical, mechanical, and plumbing work by obtaining proper permits

Smoke Alarm requirements:

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

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

ATTACHED ADDITION

Size of new building: _____ X _____

Roof covering: _____

Roof pitch: _____" in 12".

Eave ice protection: Required to a point 24" inside the exterior wall.

Roof underlayment: Minimum 15# asphalt felt underlay.

Roof sheathing: _____" plywood or OSB.

Roof framing: (check one below)

- Trusses _____' on center
- Rafters – 2" X _____" on _____" center
- Joists – _____" X _____" on _____" center

Walls: 2" X _____" X _____' studs on _____" center
 Double 2" X _____" top plate
 Bottom plate 2" X _____" pressure treated

Wall sheathing: _____" plywood or OSB

Headers: Double 2" X _____" over windows/doors

Weather barrier: _____

Siding: _____
 Minimum 6" clearance to untreated wood from grade.

Anchor bolts: 1/2" dia. bolts with nut and washer, max. 6' on center and within 12" of corners and ends, min. 2 bolts

Footing type: **A** **B** **C**

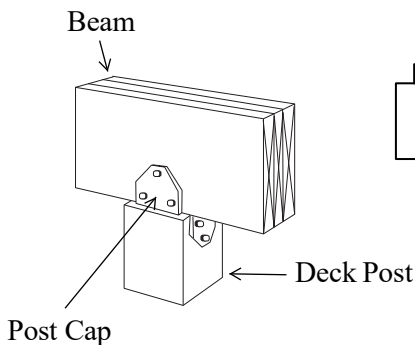
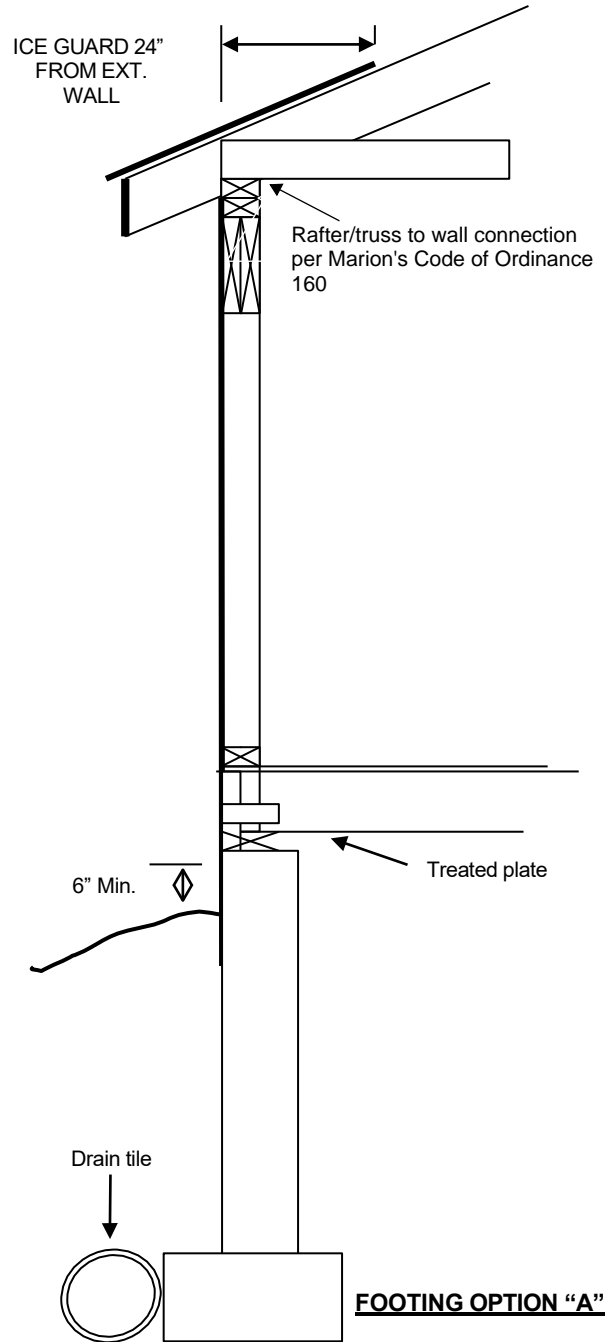
If footing type "B" or "C", answer the following:

Footing size: _____ Quantity _____

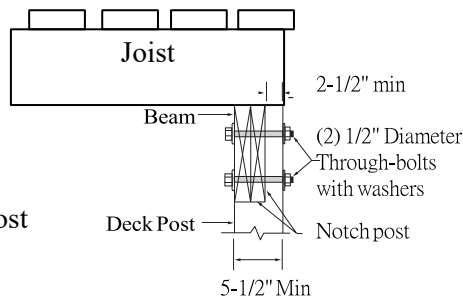
Beam size: _____ Number of beams: _____

Beam span: _____ Joist size: _____

Joist span: _____



Over the top post/beam



Notched post/beam

FOOTING OPTION "B"

FOOTING OPTION "C"

