



Residential Attached Garage Additions

Additions and Alterations

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

Reference: 2015 International Residential Code
Code of Ordinances, City of Marion, Zoning Regulations, Chp. 176
2014 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

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



