



ATTACHED GARAGE ADDITIONS (Residential)

Additions and Alterations

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

Reference: 2021 International Residential Code
Code of Ordinances, City of Marion, Zoning Regulations, Chapter
176 City of Marion Ordinance Chapter 162 and the 2020 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 digital copies of building plans for review and approval.)

- Complete the “*Sample Site Plan*” showing all required information
- Fill out all the applicable information on the “*Attached Garages*” form or submit detailed, scaled plans
- Digitally submit all completed plans to the Building Department via buildingpermits@cityofmarion.org email 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 _____ <div style="text-align: center; font-size: small;">Length Width</div>	Wall Height _____	Enlarging existing attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No
Attaching to new house at: <input type="checkbox"/> Hall <input type="checkbox"/> Laundry <input type="checkbox"/> Kitchen <input type="checkbox"/> Mud Room <input type="checkbox"/> Dining <input type="checkbox"/> Living <input type="checkbox"/> Sleeping <input type="checkbox"/> Other _____		
Closing windows at: <input type="checkbox"/> Hall <input type="checkbox"/> Laundry <input type="checkbox"/> Kitchen <input type="checkbox"/> Mud Room <input type="checkbox"/> Dining <input type="checkbox"/> Living <input type="checkbox"/> Sleeping <input type="checkbox"/> Other _____		
Will this garage have living space above it? <input type="checkbox"/> Yes <input type="checkbox"/> No		If yes, used for: _____
Will this garage have storage space above it? <input type="checkbox"/> Yes <input type="checkbox"/> No		Stairs? <input type="checkbox"/> Yes <input type="checkbox"/> 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** ☐ Approved house wrap
 (required) ☐ #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	



