



Requirements for Building a Garage or Accessory Building

Applying for the Permit-Make sure you submit both the building plans and the plot plan. Building plans show outside dimensions and size of openings, building heights, size of footings if necessary, size and type of lumber to be used, a section of wall might be drawn. A plot plan shows the location of the structure on the lot as well as all existing structures with distances from lot lines. There are informational handouts for obtaining permits and plot plans as well as graph paper for the plans available at City Hall.

General Requirements:

1. A structure less than 120 square feet does not require a permit, but must meet minimum setbacks requirements. Unattached structures can be no larger than 720 square feet.
2. Locate property lines exactly. Estimates are not acceptable. City personnel will not locate property lines.
3. Verify with Planning and Zoning regarding any easements. A building cannot be placed over an easement.
4. Any curb cut, approach or sidewalk in the public right-of-way is required to be built according to City Specifications, please ask Planning and Zoning for any information.
5. Remember to always call Iowa One-Call 1-800-292-8989 before you dig
6. The Building permit fee is based on square footage

Accessory Building (attached) When the garage is attached to the house, the wall next to the house shall not have any openings other than a door. The door will be required to be a minimum 1 3/8" solid core wood or steel door with a 20 minute fire rating. No glass is allowed in the door except 1/4" wired glass held in with steel stops. The wall between the house and garage shall be covered with 1/2" gypsum board on the garage side of the wall. The gypsum board shall extent from the foundation to the underside of the roof sheathing or cover the entire ceiling of the garage. Any attic access openings shall also be fire-rated.

Construction Details Frost-depth footings are required for the structure if greater than 720 s.f. or if it is attached to the house. Detached garages of less than 720 s.f. shall be on a 4" slab.

General Requirements

1. A "pole frame" building requires a set of drawings seals by a licensed engineer or architect, the plans may be acquired for lumber yards or do-it-yourself-store.
2. Frost depth footings are to be 12" wide and extend 42" deep from finished grade.
3. Garage floor shall be a minimum of 4" thick. Loose fill must be compacted.
4. All foundation plates or sill placed in contact with concrete or masonry must be treated wood, all marked or branded by an approved agency.
5. Anchor bolts are required at 12" from each corner and at every 6' thereafter. Anchor bolts must be ½" diameter steel bolts embedded into the concrete.
6. HEADER SIZES FOR OVERHEAD GARAGE DOORS:

Located in Gable Wall		Located in Bearing Wall	
Opening Size	Header Required	Opening Size	Header Required
9'	2-2x6 w/ ½" plywd. spacer	9'	2-2x10 w/ ½" plywd. spacer
16'	2-2x8 w/ ½"plywd. spacer	16'	2-2x14 w/ ½" plywd. spacer
18'	2-2x10 w/ ½" plywd. spacer		

7. Inspections/Questions-You're responsible for calling Planning & Zoning to arrange all inspections of your building. The footings/slab form inspection would be the first. Looked to your permit to see which ones are next. Do not conceal any work.
 - An electrical permit is required for any wiring done in the garage. Remember all outlets must be GFCI protected.
 - Be sure to call for a final inspection once construction is complete.