



Garage Conversion to Habitable Space

Building Requirements:

Submit construction drawings drawn to scale and wet signed by designer. The construction drawings are to include:

1. Site plan drawn to scale showing property lines, north arrow, easements, well, septic tank, leach field, all existing and proposed structures with distances to property lines and between structures, and proposed parking spaces.
2. Floor plan: label proposed rooms and include window and door size(s) and locations.
3. Provide plan showing lights, electrical receptacles and smoke/Co2 detector locations.
4. Wall details for framing in garage door opening, cross-section of wall showing ceiling joist size and spacing, and required insulation.
5. Details of foundation curb and flashing at garage door frame-in location.
6. Registered Title 24 Energy calculations.
7. Lumber in contact with concrete or masonry must be made of naturally durable or preservative-treated wood. A vapor barrier of a two-ply, hot mopped membrane or other suitable membrane, and underfloor ventilation shall be provided. The ceiling height clearance shall be a minimum of 7'6".