

# Residential Detached Garage Construction

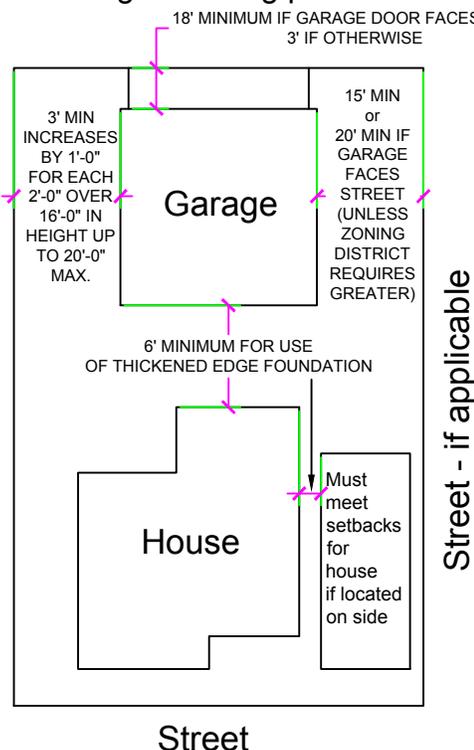
**Building Permit:** Accessory Buildings (detached garages, sheds, etc) shall require a building permit unless the total area of the structure is 120 sq ft or less.

**Bond:** Any party wishing to obtain a building permit shall provide a General Contractor's bond in the amount of \$10,000.00 to this office on the required form (available on the Sioux City website). Projects with a valuation of less than \$10,000.00 (valuation based on \$20.00 per sq ft) AND being constructed by the owner on their own primary residence (addition or remodel) shall not be required to provide said bond (ref Ord. 2005-0964; 90/T-9317)

**State Registration:** (Contractors only) The State of Iowa requires any party earning more than \$2000.00 annually in the "construction trades" to be registered with the Iowa Workforce Development Office. Verification of registration will be required for contractors to obtain building permits. NOTE: The performing of any electrical, mechanical and plumbing work must be performed by state licensed companies and persons. If known at the time of building permit application, provide names of licensed companies or persons who will be installing new electrical, mechanical and/or plumbing work on the project.

**Zoning Approval:** Accessory structures shall require zoning approval even if they do not require a building permit. See the diagram below to verify the typical allowed locations of a detached accessory structure. Accessory structures shall not be located in the front yard setback. An accessory structure shall be no larger than 1000 sq ft OR the size of the footprint of the house on the site (exp - a house with a footprint of 850 sq ft may have a total of up to 850 sq ft of accessory structures. A house with a footprint of 1200 sq ft may have a total of up to 1000 sq ft of accessory structures). The height of accessory structures is limited to 20' or the height of the house (whichever is less) as measured from grade to the peak of the roof on the side facing the street. The total area of all built structures may not exceed the total allowable lot coverage for the zone it is located in (NC.3, NC.4, etc)

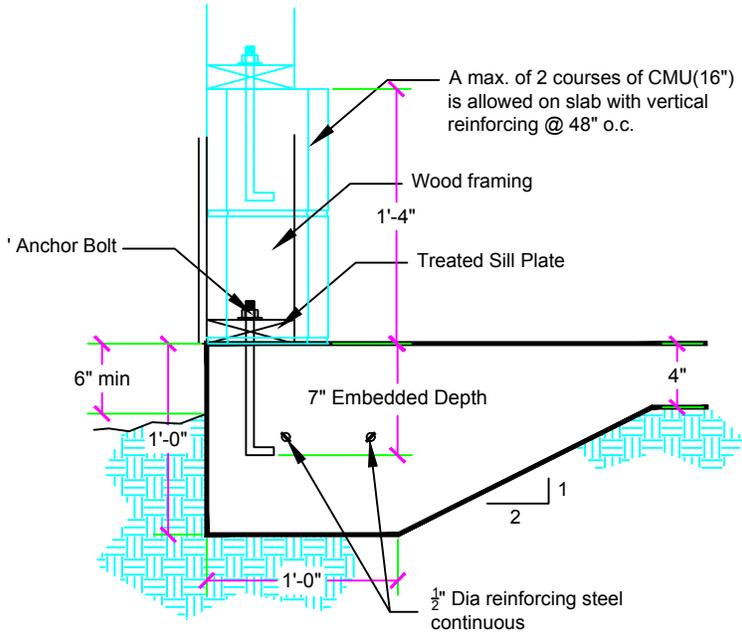
**Construction:** Accessory structures shall require construction information to be submitted for review prior to issuing a building permit. The following items are typical for approval:



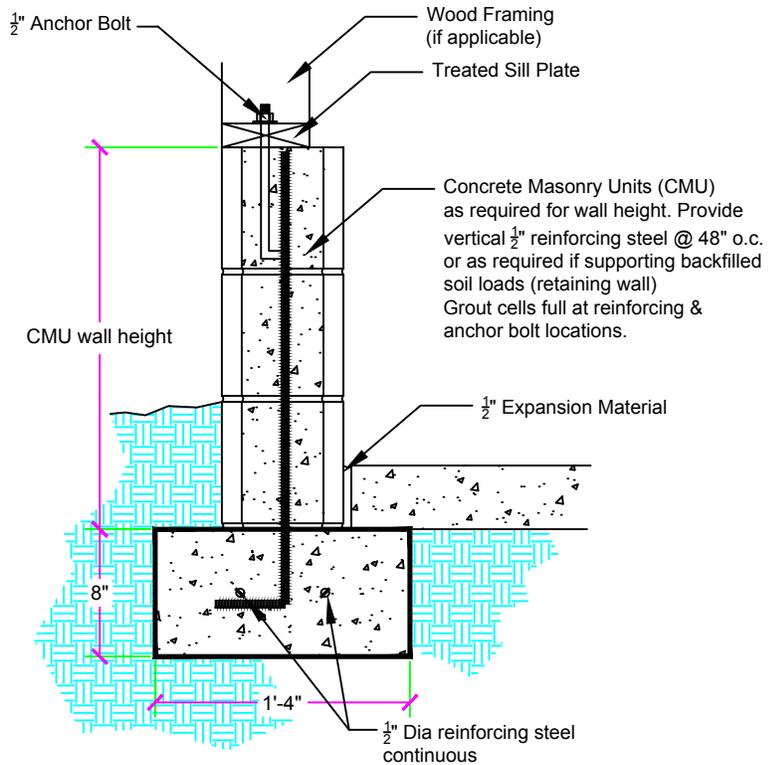
- Site Plan - show property lines, location of house and proposed accessory structure, distance from the structure to the property lines (setbacks) and existing house and location of paved driveway. All residentially zoned properties require a paved driveway.
- Indicate type of foundation to be utilized for the construction of the accessory structure (thickened edge slab, trench footing, etc)
- Provide complete framing plans for walls and roof. Indicate nominal size and spacing of members. Provide manufacturers engineered drawing of roof trusses (if used - drawings shall include a stamp indicating conformance with the 2015 International Residential Code)
- Provide information on the overhead door header size
- Verify if utilities will be provided for the accessory structure - building permit fee for no utilities is \$85.00 and \$195.00 with utilities.

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Foundations: foundations for accessory structures may be of the thickened edge type (see detail below). The minimum size of the thickened edge is 12" x12" with (2) continuous #4 (1/2"dia) reinforcing steel bars around the perimeter. Treated sill plates shall be anchored to the concrete with 1/2" dia anchor bolts with a minimum embedded length of 7" placed at a maximum of 6'-0" on center. A maximum of (2) courses of CMU may be placed on the slab

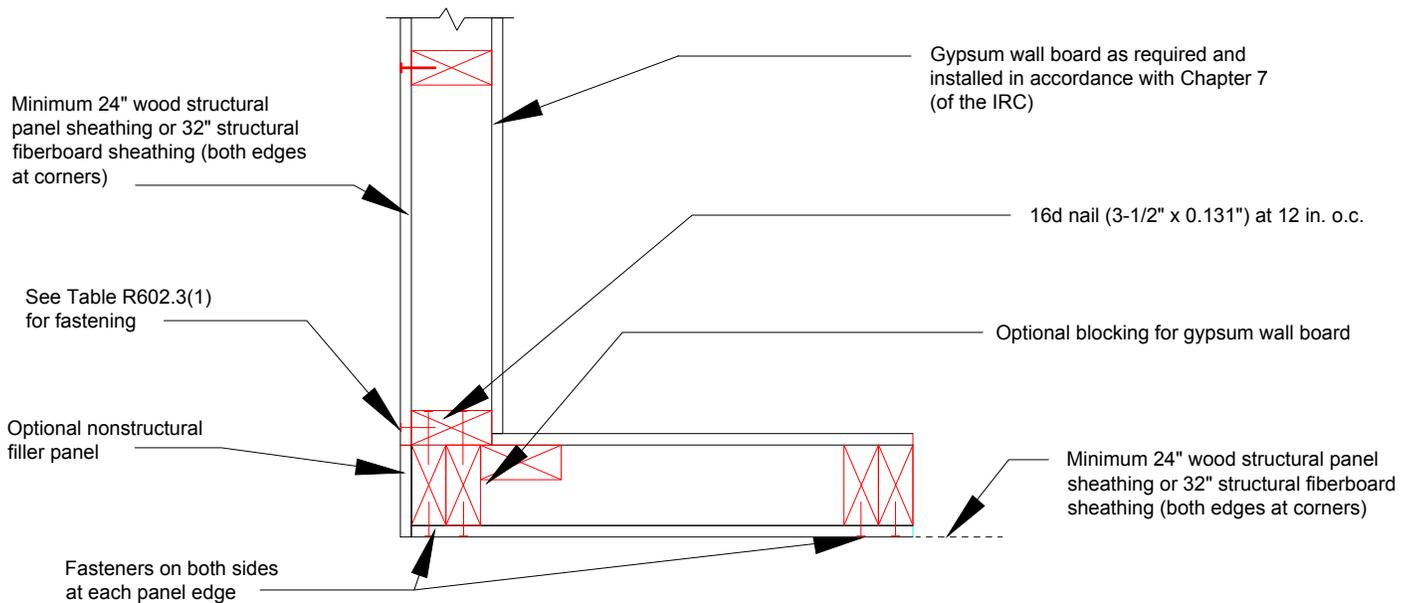


**Thickened Edge Slab Detail**



**Floating Spread Footing with CMU Wall Detail**

If taller CMU walls are needed then the floating spread footing is required. Garages attached to an existing house will require a frost footing (min depth 42" below grade) and foundation wall.



**Braced Wall Corner Detail - Garage**