



Attached Garage Construction Guidelines

Community Development Department - Construction Permits and Inspection Services
215 Sycamore St Muscatine, IA 52761 - PH 563.262.4141 - FAX 563.262.4142
www.muscatineiowa.gov/26/Community-Development

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Attached Garage Construction Permits Submittal Checklist

- _____ Building Permit Application
- _____ Site Plan
- _____ Construction Plans
- _____ Electrical, Plumbing and Mechanical Permit Applications (when applicable)

BUILDING PERMIT APPLICATION

Submit completed Building Permit Application

SITE PLAN

Submit an accurate site plan for review and approval, which includes:

Location of the proposed garage, the house and any other building or structures on the property.

Distances between buildings and structures and to property lines.

Easements, drainage and City Right-of-Way (when applicable)

CONSTRUCTION PLANS

Submit complete set of construction plans drawn to scale no smaller than ¼ inch to 1 foot - electronic plans are also required for plans larger than 11x17.

OR fill out the following Construction Details, Floor Plan and Cross Section pages of this handout

ADDITIONAL PLANS AND INFORMATION REQUIRED FOR:

Gambrel roof or unconventional roof framing.

Attic storage area and/or stairs to storage area, basement or second floor.

Any use other than a building accessory to one and two family dwellings.

Any living space above the garage.

ELECTRICAL, PLUMBING AND MECHANICAL PERMIT APPLICATIONS:

When applicable, separate permit applications must be submitted for each of the following respective trades Electrical, Plumbing and Mechanical Permits as separate permits are required.

Contractors licensed in accordance with State of Iowa Licensing Laws for the respective trade must obtain these permits and perform the work.

Per State of Iowa Code, homeowners may obtain these permits and perform the work, provided the homeowner has lived there for at least six months.

OTHER INFORMATION:

After application, the building inspector does a thorough plan review and notes any code deficiencies or missing information on the plans.

When the plans are approved, the building permit is issued and construction is authorized to begin.

The inspection card, Job Copy plans, and site plan must be kept at the jobsite and must be available to the inspector at all times. The white permit card must be displayed where visible from the street. If this is impossible, post on exterior where visible to the inspector on site.

The applicant or holder of the permit is responsible for calling for required inspections and for keeping the work open and accessible for inspection purposes.

The addition or portion of the garage affected by the work must not be occupied until Final Inspection has been completed, approved and a Certificate of Occupancy has been issued by Community Development.



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Construction Details

Construction Details for garages attached to one and two family dwellings. Please provide the following information:

Size of New Garage _____ X _____ **Wall Height** _____ **Enlarging an 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 _____

Roof Framing

- Manufactured wood trusses (truss design required)
- Rafters (ask for rafter information sheet and rafter tables)

Roof Sheathing

- Plywood (approved structural wood panel)
- OSB (approved structural wood panel)

Roof Sheathing Size

- 7/16" 1/2" 5/8"

Roofing Underlayment Minimum #15 asphalt felt underlay

Separation from house

- Solid wood door
- Metal door (no windows)
- 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

Wall Corner Bracing

- 4' at each corner
- Other bracing method _____

Eave Ice Protection

- Self-adhering bitumen
- 2 layers mop on (cemented) #15 felt underlayment

Roofing

- Asphalt/fiberglass shingles (approved)
- Other roofing _____

Wall Weather Barrier

- Approved house wrap
- #15 asphalt felt
- Other barrier _____

Siding

- Vinyl
- Other siding _____

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 doors 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' or 2' 8"	X	6' 8"
Door Headers:			2"	X			2"	X	
Windows:				X				X	
Window headers:			2"	X			2"	X	



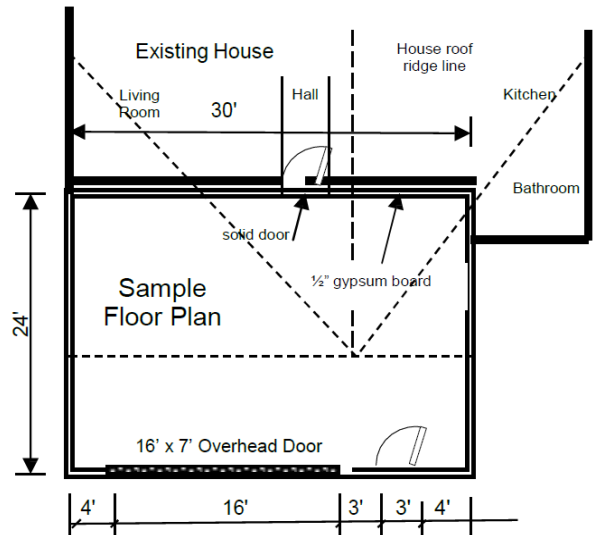
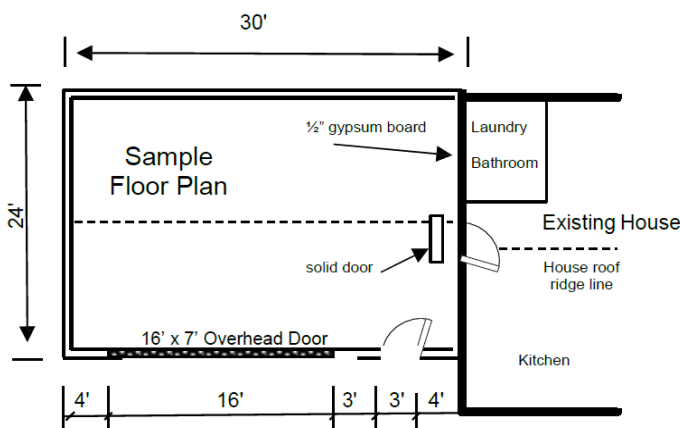
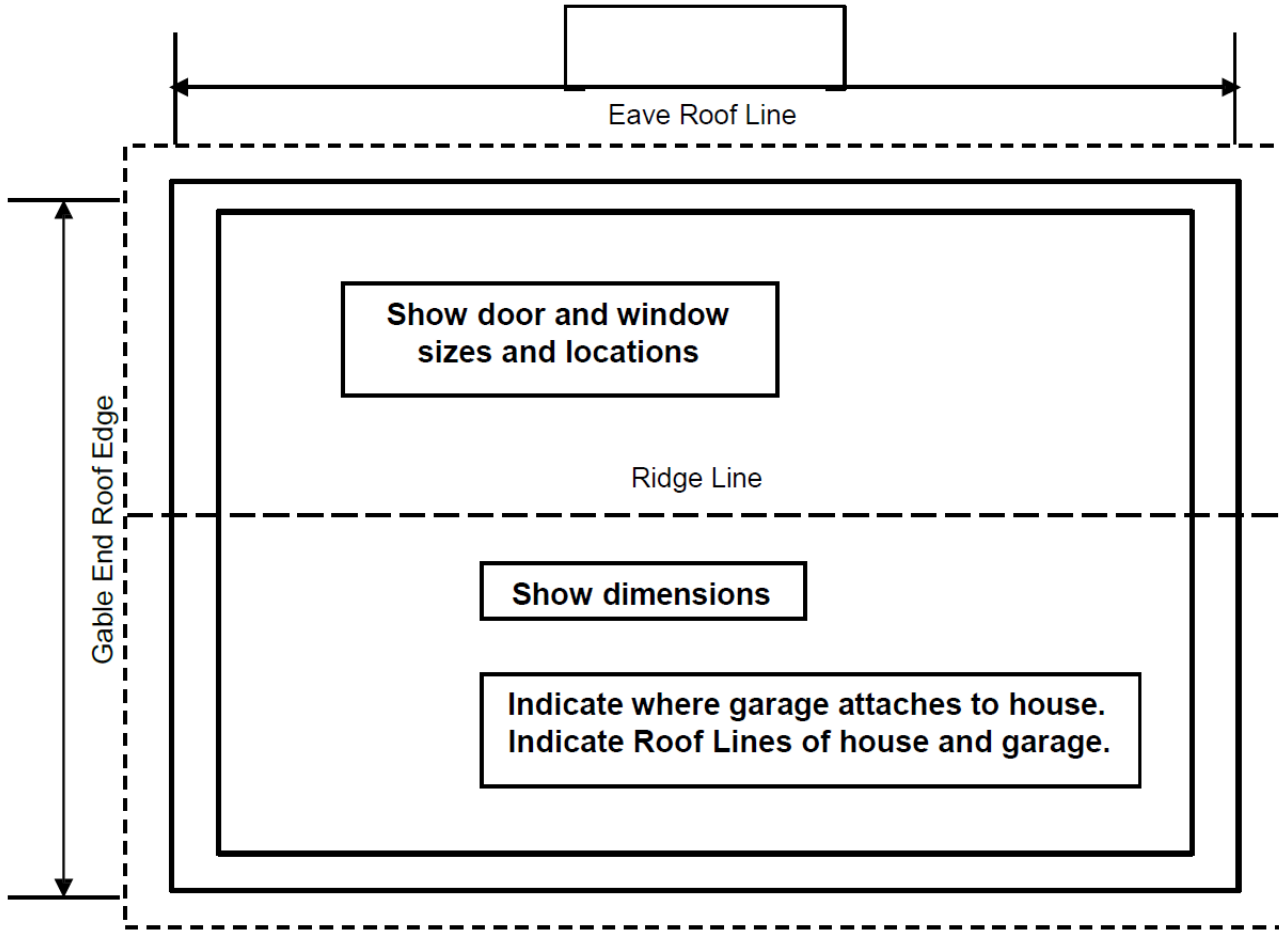
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Floor Plan





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Cross Section

Check, circle, or fill in each detail to create your building design.

ROOF DESIGN

- Ice and Water Barrier (to 24" inside wall line)
+ Felt

Roof Sheathing (Circle): 7/16" or 1/2"
OSB or Plywood

- 2 X _____ Rafters _____ on center
2 X _____ Ceiling Joists _____ on center
Hip/Valley Rafters _____
- or -

- Manufactured Trusses (Provide Mfgr. Specs. at or before Rough Frame Inspection)

- Roof Ventilation: Total Vent Area in Sq. Inches: _____

WALL DESIGN

Double Top Plate (Circle): 2X4 or 2X6
(Consult Building Department Staff for Single Top Plate Option)

Window Header: 2 X _____ - or - LVL 1 3/4" X _____

Door Header: 2 X _____ - or - LVL 1 3/4" X _____

Studs (Circle): 2X4 or 2X6 at _____ on center

Bottom Plate (Single) - Same as Top Plates

Wall Sheathing: _____

Weather Barrier (Circle): House Wrap or Felt

Siding: _____

Sill Plate (Circle): 2X6 or 2X8
(Must be Treated or Naturally Decay Resistant)

FOUNDATION DESIGN

1/2" X 10" Anchor Bolt, Washer and Nut (or other approved anchors), 6' on center and 12" max. from plate splices.
Anchor Bolt MUST have 7" embedment in concrete.

Foundation Rebar (size, grade, location): _____

- UFER Ground (1/2" X 20' Rebar Typical) for connection to new electrical panel

Foundation Depth - 42" minimum below finished grade

Footing Size: 8"X16" minimum or _____

Foundation Wall Width: _____ Height: _____

Drainage Tile Required for Basement Foundations

Slope Finished Grade Away from Building-min. 6" in 10'

Maintain 6" Clearance from Exterior Siding to Grade

ROOF SLOPE 12 inches
_____ Inches

Attic Insulation: Minimum R49

INTERIOR FINISH

Ceiling - 5/8" Drywall, Typical; Other _____

Wall Insulation (Minimum R20):

6" Fiberglass or better in 2X6 Wall

- or -

2X4 Wall with Alternate Insulation (Circle):
Foam or Cellulose or Rigid Foam
Sheathing Plus Fiberglass (+ Wind Bracing)

Vapor Barrier: _____

Wall Finish - 1/2" Drywall; Other _____

Wall Height (from Finished Floor): _____ ft. _____ in.

FLOOR DESIGN

Subfloor: _____

- 2 X _____ Floor Joists _____ on center
- Engineered Floor System _____ Center Beam Size
- 2 X _____ or _____ 1 3/4" X _____ LVL
or Steel: _____

Center Beam Post Spacing: _____ on center

CRAWL SPACE

Pressure Treated Beams
within 12" and Joists within 18" of Earth

Clear Height Provided: _____

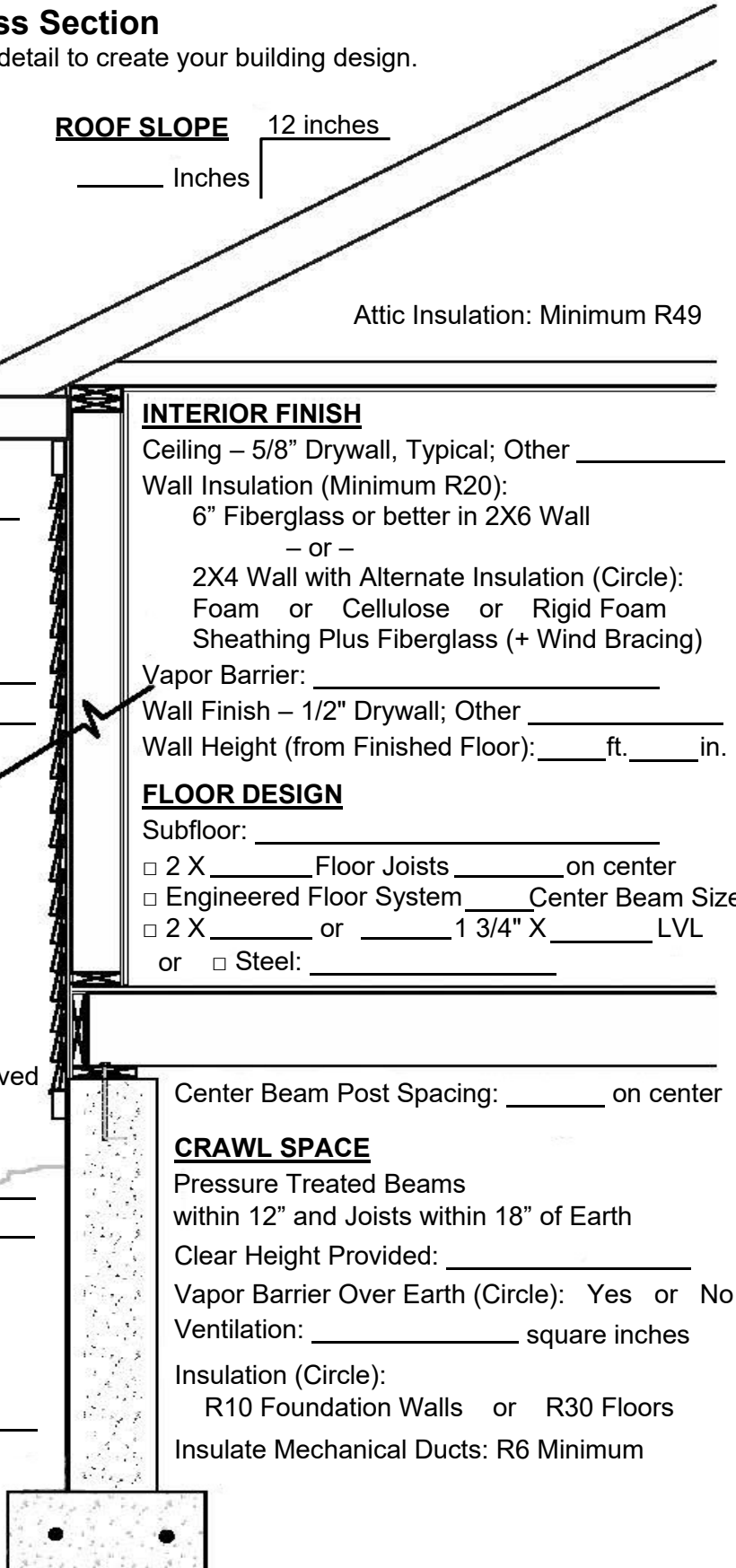
Vapor Barrier Over Earth (Circle): Yes or No

Ventilation: _____ square inches

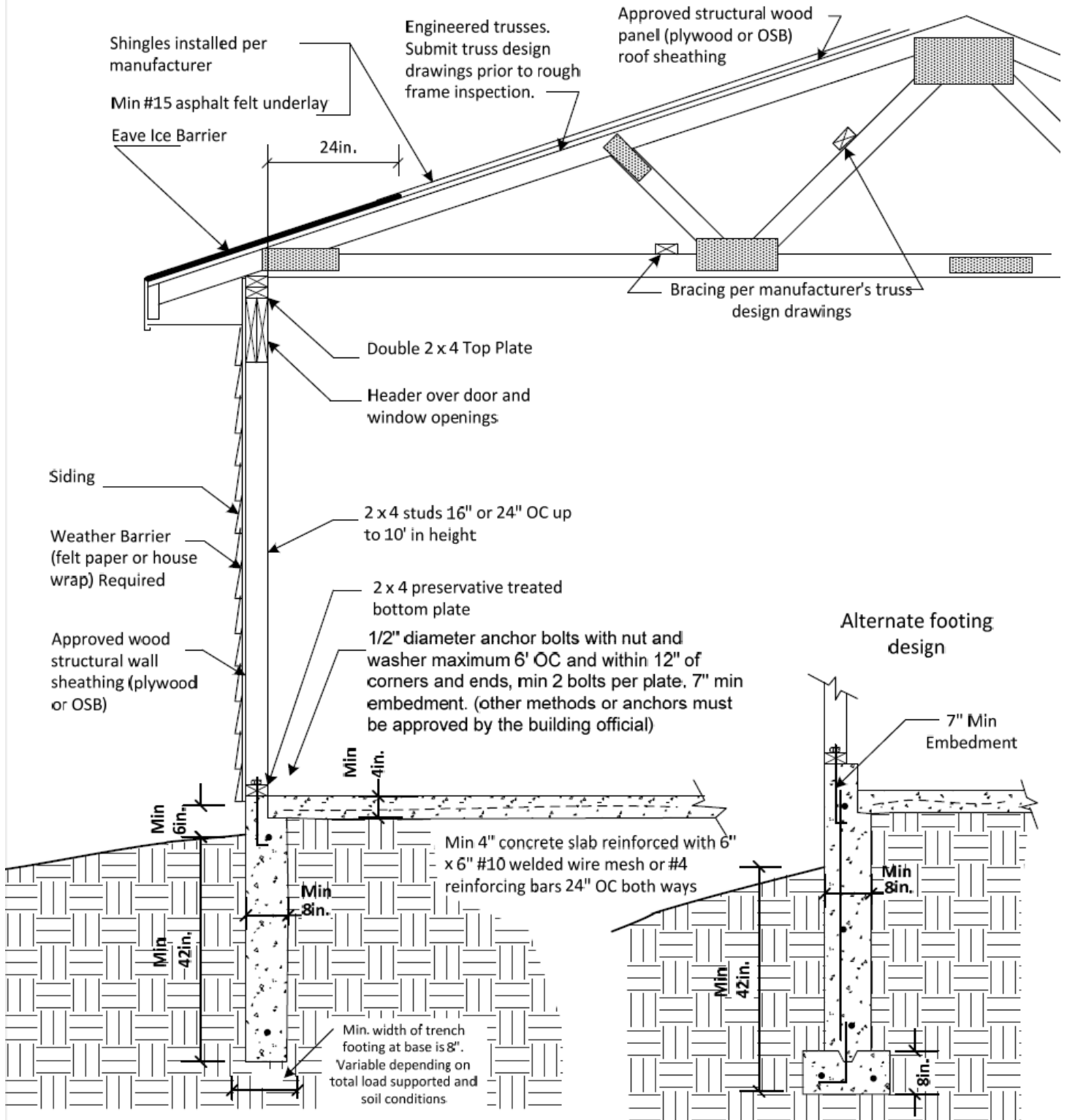
Insulation (Circle):

R10 Foundation Walls or R30 Floors

Insulate Mechanical Ducts: R6 Minimum



Cross Section 910a d'Y





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