

**CITY OF IOWA CITY
HOUSING AND INSPECTION SERVICES
BUILDING DIVISION
GUIDELINES FOR DRAWING RESIDENTIAL ATTACHED GARAGE PLANS**

The following form was prepared by the Building Division to be used only as a general guideline for the drawing of construction plans which are required to be submitted at the time of application for a building permit.

To make application for a building permit, the applicant shall submit two (2) sets of detailed construction plans drawn to scale on minimum 8 1/2" x 11" sheets of each of the following to the Building Division—Housing and Inspection Services, City Hall, between 8:00 a.m. and 4:30 p.m. Monday through Friday. The office is closed on all City holidays. One (1) set of photographs is required when located in a Historic District. If project is located in a Historic District or Conservation District or is a Historic Landmark, please go to www.icgov.org/default/?id=1484 for an application that will need to be submitted with the Building Permit application.

1. Site Plan
2. Foundation Plan
3. Floor Plan/Framing Plan
4. Elevations
5. Typical Wall Section
6. Additional Details (if necessary)

The following are lists of the items that should be shown on each of the above plans: The illustrations are guides for plan preparation only to give you a basic idea what each type of plan should look like and are not necessarily specific Code and other Ordinance requirements. Each individual site location, the location of the building on the site and/or size of building might vary as requirements of the Iowa City Zoning Ordinance, the Building Code, and other ordinances dictate, and each will have to be reviewed on its own specific conditions after submittal.

SITE PLAN

- √ Indicate size and shape of your lot
- √ Indicate address and street (or streets if a corner lot)
- √ Indicate alley location
- √ Indicate size and location of existing house and other buildings
- √ Indicate size and location of proposed attached garage
- √ Indicate distance between the proposed attached garage and each of the property lines
- √ Indicate location of easements on your lot

FOUNDATION PLAN

- √ Indicate length and width of the proposed attached garage foundation
- √ Indicate size of footing and identify reinforcing
- √ Indicate size of foundation wall and identify reinforcing
- √ Indicate thickness of floor slab

FLOOR PLAN/FRAMING PLAN

- √ Indicate length and width of proposed attached garage
- √ Indicate distance from attached garage to each property line
- √ Indicate garage separation wall and door
- √ Indicate size and spacing of wall framing system (2x4@16" O.C.)
- √ Indicate size and location of doors and windows
- √ Indicate size, spacing and direction of span of roof framing system
- √ Indicate location of attic access – minimum size = 30"x20"
- √ Indicate braced wall method (R602.10.4 continuous sheathing)

ELEVATIONS

- √ Indicate finish grade line and show depth of foundation and footing below finish grade
- √ Indicate width and height of attached garage
- √ Indicate size and location of all doors and windows
- √ Indicate size of header and/or lintel above all doors and windows
- √ Indicate type of exterior siding or veneer
- √ Indicate type of roofing material and slope of roof
- √ Indicate gutters and downspouts

TYPICAL WALL SECTION

- √ Indicate size of footing
- √ Indicate depth of footing below finish grade line
- √ Indicate type and width of foundation and height above finish grade
- √ Indicate thickness of granular fill and floor slab
- √ Indicate size of sill plate
- √ Indicate type, size and spacing of sill plate anchors to foundation
- √ Indicate size and spacing of studs unless masonry structure is proposed
- √ Indicate size and type of exterior wall sheathing, felt, siding or veneer. **NOTE:** Exterior walls of all garages less than 5'0" from the side property lines are required to have a one (1) hour fire rating
- √ Indicate height from floor to ceiling
- √ Indicate size and spacing of roof rafters. If pre-fab roof trusses are proposed, submit manufacturer's design specification and criteria, sealed by a registered Iowa engineer to the Building Inspector at time of inspection
- √ Indicate size and spacing of collar beams
- √ Indicate size and type of roof sheathing, felts, roofing material and slope of roof

ADDITIONAL DETAILS

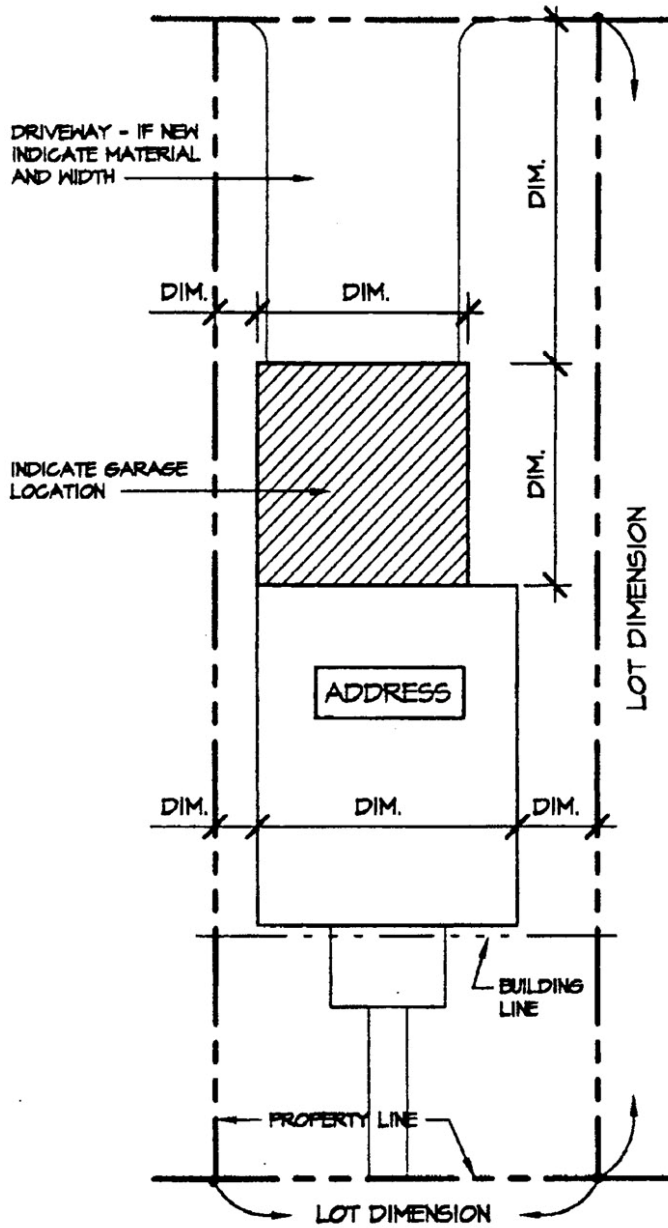
- √ Indicate whatever information is necessary to show how your proposal will be constructed

For additional information contact: Building Inspection Division at (319) 356-5120

GENERAL ATTACHED GARAGE NOTES

- √ For specific side yard requirements for garages, contact the Housing and Inspection Services Division, City Hall, (319) 356-5120. A general rule of thumb is a minimum of five (5) feet from any side property line.
- √ The separation wall between the proposed garage and existing house must be protected with ½" thick gypsum board on the garage side of the wall. This is normally obtained by removing existing siding and applying ½" thick gypsum board from the foundation to the underside of the roof sheathing on this wall of the garage or on the wall and across the garage ceiling. Any existing attic vents and windows must be blocked up and covered with ½" thick gypsum board. Required vents and windows must be relocated. Doors in the separation wall must be not less than 1 3/8" thick wood or solid or honeycomb core steel door not less an 1 3/8" thick, or 20-minute fire rated door
- √ For use of pre-fab roof trusses—submit truss specification sheets sealed by an Iowa registered engineer to the Building Inspector at time of inspection. Specification sheets must be specified and correspond to actual trusses used—any truss modifications requires submittal of revised sealed specification sheets.
- √ All exterior walls, regardless of garage size, closer than five (5) feet from the side property lines are required to have a one (1) hour fire rating. Fire rating on exterior walls are usually obtained by use of a masonry/brick or 5/8" thick Type X fire rated gypsum board on both sides of stud.

ALLEY



STREET NAME

SITE PLAN

DENOTE SCALE

AGSITE

NORTH

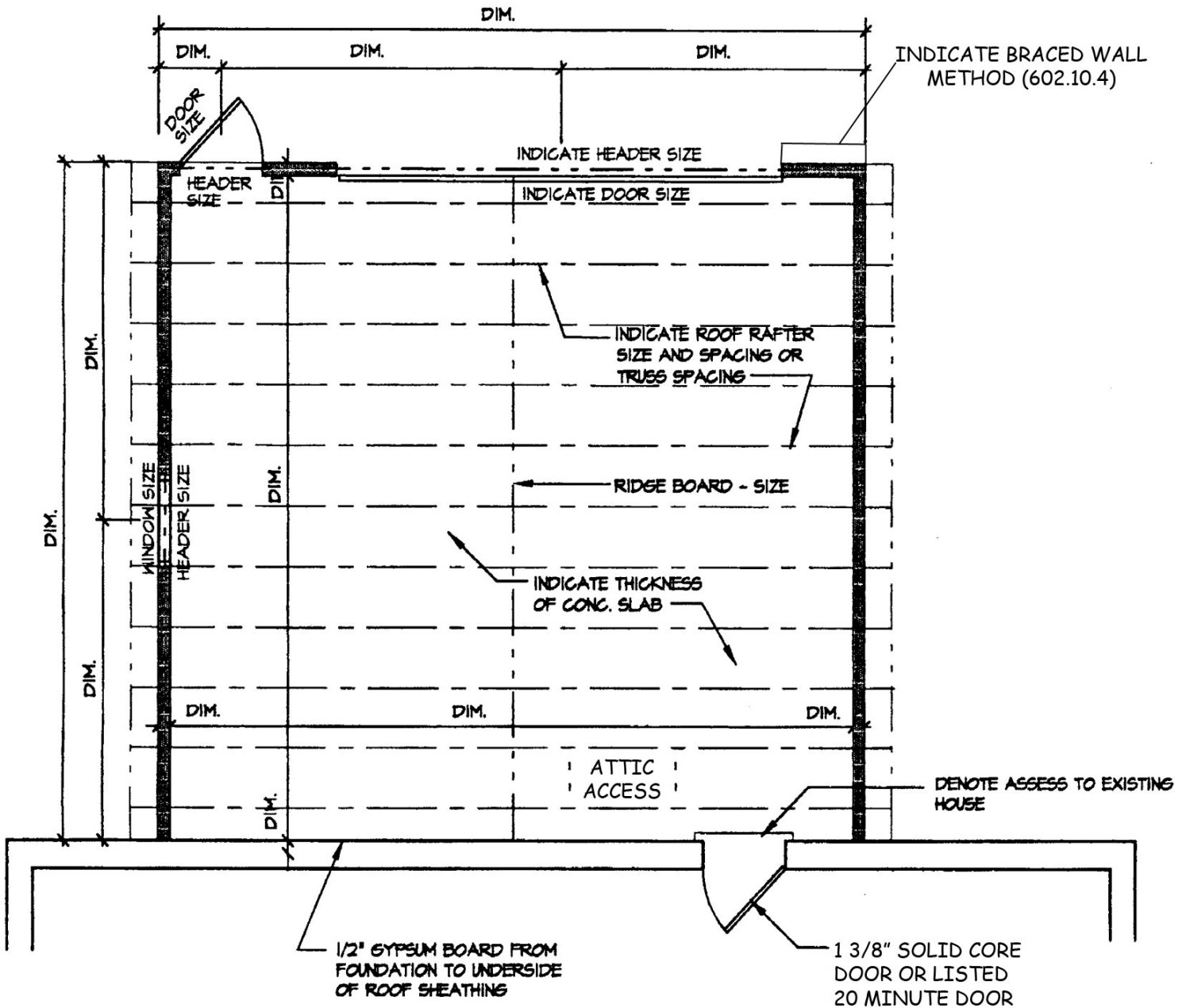


(INDICATE ORIENTATION)

City of Iowa City - Building Division
 RESIDENTIAL ATTACHED GARAGE
 Guidelines and Standard Construction Details

Date:

Drawing No.
 1 of 4



FLOOR PLAN

DENOTE SCALE

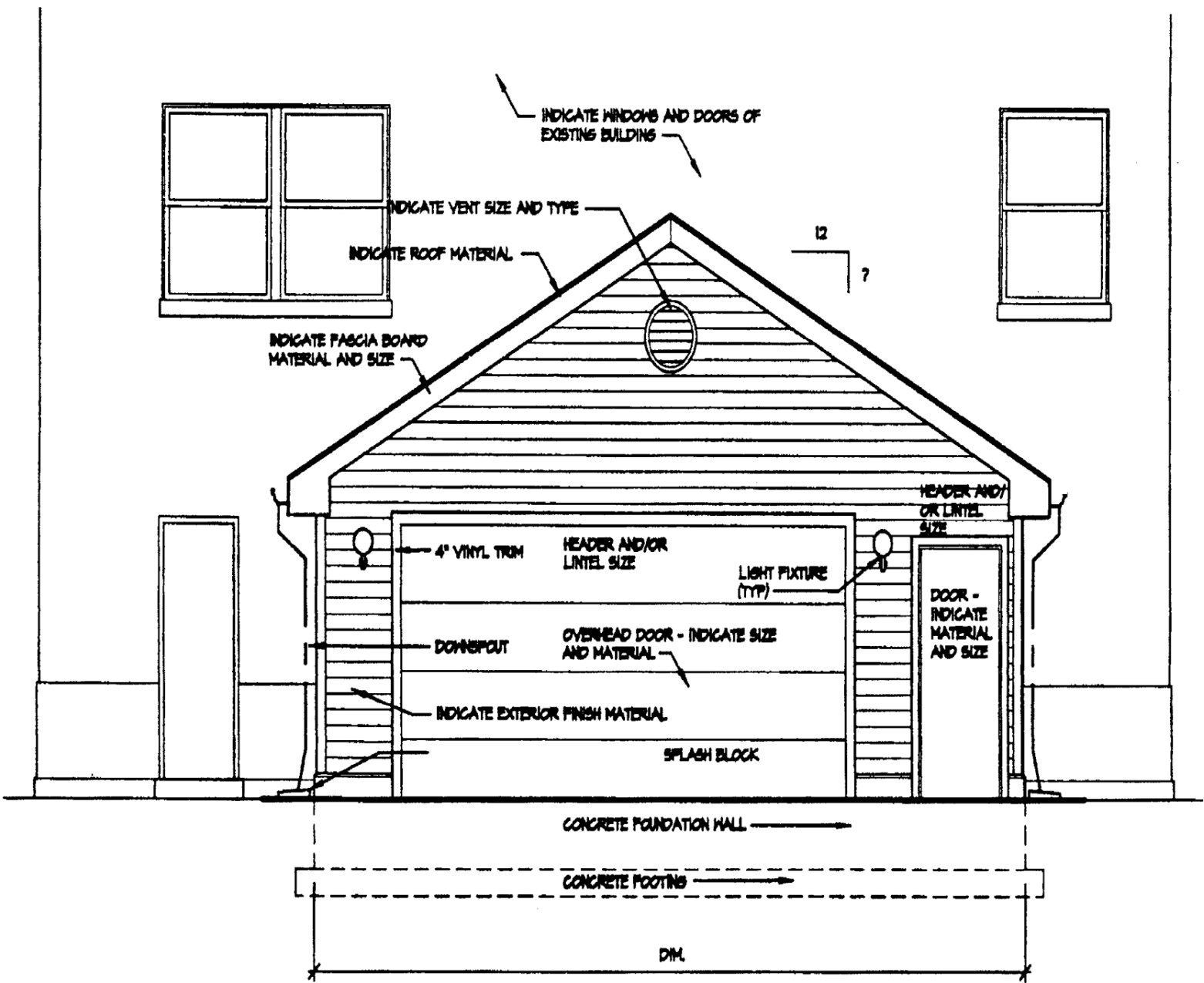
NORTH



(INDICATE ORIENTATION)

NOTE: IF PRE-ENGINEERED WOOD ROOF TRUSS IS USED, SUBMIT SEALED SHOP DRAWINGS PREPARED BY AN IOWA PROFESSIONAL ENGINEER

City of Iowa City - Building Division RESIDENTIAL ATTACHED GARAGE Guidelines and Standard Construction Details	Date:
	Drawing No. 2 of 4



ELEVATION

3/16" = 1'-0"

AG-EL1

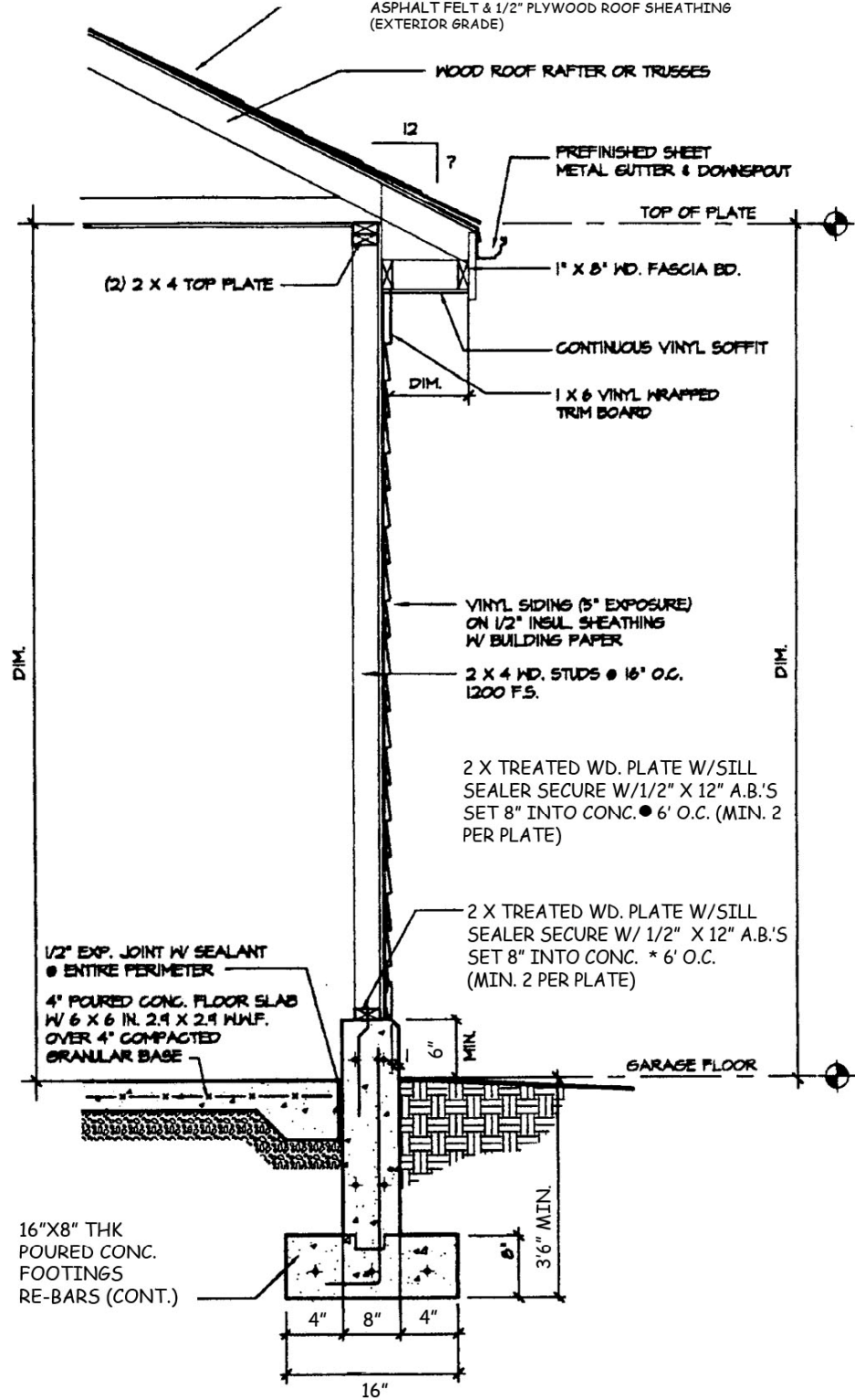
NOTE : SHOW ALL THREE ELEVATIONS

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 RESIDENTIAL ATTACHED GARAGE
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Date:

Drawing No.
 3 of 4

253# ASPHALT SHINGLES W/SEAL-DOWN TABS OVER 15# ASPHALT FELT & 1/2" PLYWOOD ROOF SHEATHING (EXTERIOR GRADE)



WALL SECTION

1/2" = 1'-0"

<p>City of Iowa City - Building Division RESIDENTIAL ATTACHED GARAGE Guidelines and Standard Construction Details</p>	Date:
	<p>Drawing No. 4 of 4</p>