



REQUIREMENTS FOR GARAGES AND ACCESSORY BLDGS. > 200 SQ. FT.

The information contained in this packet is **not intended to be a complete list** of requirements for attached and detached garages. This information is however a general list of those items which are typically overlooked or missed by the owner or builder. Whether the work is done by a licensed General Contractor, or by the owner of the home, both are required to comply with all model codes adopted by the State of Utah, (the current code adopted is the 2021 IRC) as well as Hooper City ordinances. We hope this information will help you in preparing to obtain your building permit.

PLAN CHECKED BY: _____
LOT/SUBDIVISION/ADDRESS: _____
CONTRACTOR OR OWNER/BUILDER: _____
NOTES: _____

QUESTIONS: A building inspector will help you with any questions you may have concerning your project. We do ask however that you thoroughly review all the information provided in this packet prior to calling.

PERMIT REQUIREMENTS:

The following text and sample drawings (pages 5-7) show the minimum detail expected in order to obtain a permit. Plans do not have to be professionally drawn, but should include all of the following information: *(The application for a permit can be filled out at the time you drop off your plans).*

- a. Two copies of the site plan indicating the lot dimensions, the location and size of the existing structure(s), and the size and location of the proposed structure. Indicate the setbacks from the property lines of the existing and proposed structure(s) see sample site plan. **There are limits to the overall size of the detached structure footprint, based on the zone and location on the lot. These limits will be evaluated based on the site plan review conducted at the time of permit application.**
- b. Two copies of the floor plan showing proposed design and materials. All drawings need to be drawn to scale and the scale should be shown on the drawing. **Owner/builder must verify that the following information is provided on your plan/drawing by indicating with a check mark.**
 - ___ 1. Proposed size of garage.
 - ___ 2. Location and size of window openings.
 - ___ 3. Size of headers over all doors and window openings.
 - ___ 4. Size, spacing, and direction of rafter (roof) materials.
 - ___ 5. Type of lumber to be used.
- c. Submit one copy of elevations showing the proposed design. All elevations should include the following:
 - ___ 1. Height of structure from grade
 - ___ 2. Size and depth of footings
 - ___ 3. Floor design and material
 - ___ 4. Wall and roof construction

Contractor/Owner initials are verification that items (a) thru (c) are included in the submitted drawings.

Contractor/Owners: _____ / _____ / _____

Initials

Date

INSPECTION SCHEDULING: A MINIMUM 24-hour notice is required on all inspections. Please schedule your sub-contractors with this in mind in order to keep your project running smoothly and avoid unnecessary delays. Inspections are scheduled for Monday through Friday. Specific times are not given.

Required Inspections:

- 1. Footing:** Footings must be extended below frost depth (30" to bottom of trench), unless using a monolithic design for detached garages (24" in depth) up to 600 sq. ft. Footing reinforcement shall consist of #4 dowels vertically spaced at 24" on center. Footings shall be a minimum 10" x 20" with (2) #4 reinforced steel bars. Attached garages shall require horizontal footing reinforcement to be doweled into the existing footing.
- 2. Foundation:** All vertical and horizontal bars shall be placed properly in foundation walls formed ready to pour. Horizontal and vertical rebar shall be spaced at not more than 24" on center. Builder shall provide ½ inch "J" bolts embedded at least 7" into the concrete (this would require a minimum 10" bolt) and spaced not more than 32" on center with one "J" bolt located within 12" of each end of each piece of sill plate. Attached garages shall require horizontal foundation reinforcement to be doweled into the existing foundation.
- 3. Under-floor Plumbing (IF APPLICABLE):** All under-slab/under "main-floor" plumbing is installed, tested and ready for inspection.
- 4. Four-Way Rough:** All rough framing, electrical, plumbing and mechanical work is in place and visible. Insulation, if provided, shall not be installed until completion of the four-way rough inspection.
- 5. Insulation (IF APPLICABLE):** All insulation is in place with vapor barrier where required. Insulation for any drops containing heat ducts or supply ducts should be complete and ready for inspection at this time.
- 6. Final Inspection:** All work including installation of fire walls and taping of joints in drywall, finish hardware and equipment are complete and builder/owner is awaiting inspector's approval to occupy the space.

General Information:

Footings and Foundations (IF APPLICABLE):

1. All lots must be identified throughout the course of construction.
2. Strings shall be pulled on property lines. Contractor is responsible for verifying exact property lines.
3. Location of structure shall reflect that shown on the approved plot plan or approval to pour footings shall be denied until a new plot plan has been approved.
4. Footing reinforcement shall consist of #4 dowels spaced at 24 inches on center (vertical). Footings shall be a minimum 10" x 20". Horizontal reinforcement shall consist of two (2) #4 rebar with a minimum of 18" overlap (corners must be bent and not crossed).
5. A minimum 8" foundation wall is required unless otherwise approved. Reinforcement placement shall comply with the current state foundation reinforcement amendment unless otherwise approved. All reinforcement shall be doubled around all windows and doors.
6. All **foundation** walls exceeding 8' in height shall require engineering.
7. All **retaining** walls exceeding 4' in height (measured from the bottom of the footing to the top of the wall) shall require engineering.

A TWO (2) "FULL-DAY" CURING PERIOD SHALL BE PROVIDED FOR ALL FOOTINGS PRIOR TO POURING FOUNDATIONS.

Building/Framing:

1. Follow the Plans. If you decide to make a change, check with a building inspector to ensure the change will comply with code. (Call 801-732-1064)
2. Beams must be properly sized for the load when replacing any portion of a bearing wall. Engineered beam schedules shall be a part of the drawings submitted prior to the issuing of the permit.

3. Full depth solid blocking is required at bearing points between joists.
4. Install framing anchors and hangers where required.
5. Holes in a floor joist cannot exceed 1/3 depth with a minimum of 2" to the edges. Notches in the ends (vertical edge) of a joist cannot exceed 1/4 the depth. Notches in the end 1/3 of the joist cannot exceed 1/6 the depth. Notches are not permitted in the center 1/3 of the joist span. Beams may not be notched/drilled without engineered justification.
6. Adequate bearing continuity must be maintained to footing or foundation for posts supporting beams or girders.
7. When any plumbing or electrical necessitates the cutting of sole plates or top plates, a metal tie not less than 0.058 inch (16 galv. Gage), 1 1/2 inches wide shall be installed. It shall be fastened to each plate across and to each side of the opening.
8. Install positive post beam connections to resist lateral displacement and uplift.
9. Handrails are required on all stairs with four (4) or more risers. The top of the handrail must be placed between 34" and 38" measured vertically from the nose of the tread.
10. Guardrails are required next to walking surfaces, which are more than 30" above grade or floor below. Guardrails shall be at least 36" in height with balusters spaced less than 4" apart.
11. **Plates, sills and sleepers, which rest on concrete or masonry, shall be treated wood or foundation redwood.**
12. Enclosed accessible space under stairs shall have walls and under stair surface protected on the enclosed side with 1/2 inch gypsum board.
13. Utility/equipment door openings shall not exceed 6' in width.

Electrical:

1. G.F.C.I. type outlets are required
2. Recessed light fixtures installed between floor joists subject to direct contact with insulation must be rated or approved for such an application, or barrier installed to maintain a minimum clearance of 3" from fixture to any insulation. A clearance of 1/2" must also be maintained from the fixture combustible material.
3. **Maximum of 10 to 12 combination fixtures/outlets per 20 amp circuit served by 12-2 W.G. conductors or 8 to 10 combination fixtures/outlets per 15 amp circuit served by 14-2 W.G. Conductors** unless a calculated load is provided to justify the increased load.

Plumbing:

1. All fixtures in basement must have dry venting to roof. No wet venting is permitted between floors.

Mechanical:

1. Do not permit copper water lines or wires to make direct contact with galvanized duct work. Protect or relocate contact areas.
2. Insure that all joints in mechanical ductwork are sealed (airtight) with a listed tape/mastic.
3. Maintain min. 1" clearances from type "B" furnace flue to combustibles. Note: Provide cold air return as required.
4. All exterior duct openings to be properly covered with grills, screens, back-draft devices, etc.

ADDITIONAL REQUIREMENTS FOR ATTACHED GARAGES:

- a. At least one receptacle outlet shall be installed in an attached garage. All accessible outlets shall be GFCI protected.
- b. A one-hour fire separation shall be required between the garage and any habitable area located above the garage. Fire separation and any penetrations shall comply with the International Residential Code.

ADDITIONAL REQUIREMENTS FOR DETACHED GARAGES

Electrical installations in a detached garage shall comply with the current edition of the *2014 National Electrical Code*.

LAND USE RESTRICTIONS FOR BOTH ATTACHED AND DETACHED GARAGES:

Setbacks from property lines vary depending upon the zone that the dwelling is located in. Setbacks also vary depending on whether the garage is attached to the dwelling or detached. Most property lines are subject to utility easements. Detached structures should not be placed over easements to avoid potential conflicts. Some additional zoning provisions may apply to the garage. These may include lot coverage, building height or limitations to number and size of accessory structures on the lot. Contact Hooper City for more information regarding the zoning requirements that are applicable to your zone. This is an important first step in the planning for any garage project.

CONTRACTOR OF RECORD:

The Contractor of Record listed on the building permit, whether a General Contractor or Owner/Builder, shall be held responsible for all phases of construction. It is their responsibility to ensure that any sub-contractor involved in the construction project is currently licensed by the State of Utah in their profession. It will also be the responsibility of the Contractor of Record to ensure all work is completed and in compliance with the current editions of the model codes and ordinances as adopted by the State of Utah and Hooper City respectively.

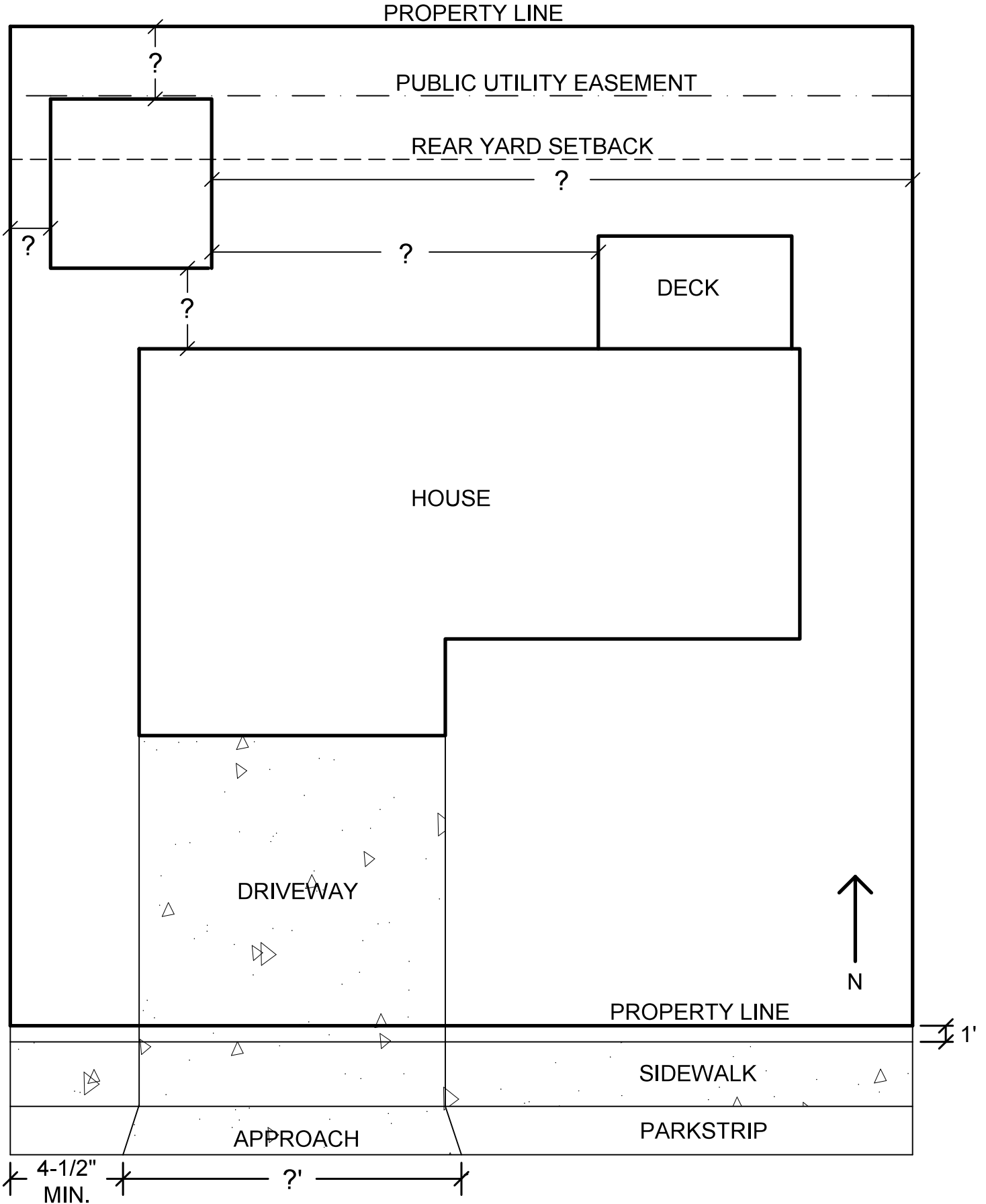
The Contractor of Record hereby acknowledges receipt of a complete copy of this information package.

SIGNED _____
(Print Name) (Signature) Date

(Check the one that applies) _____ Owner _____ General Contractor

ADDRESS:
SUBDIVISION:
LOT:

INTERIOR LOT

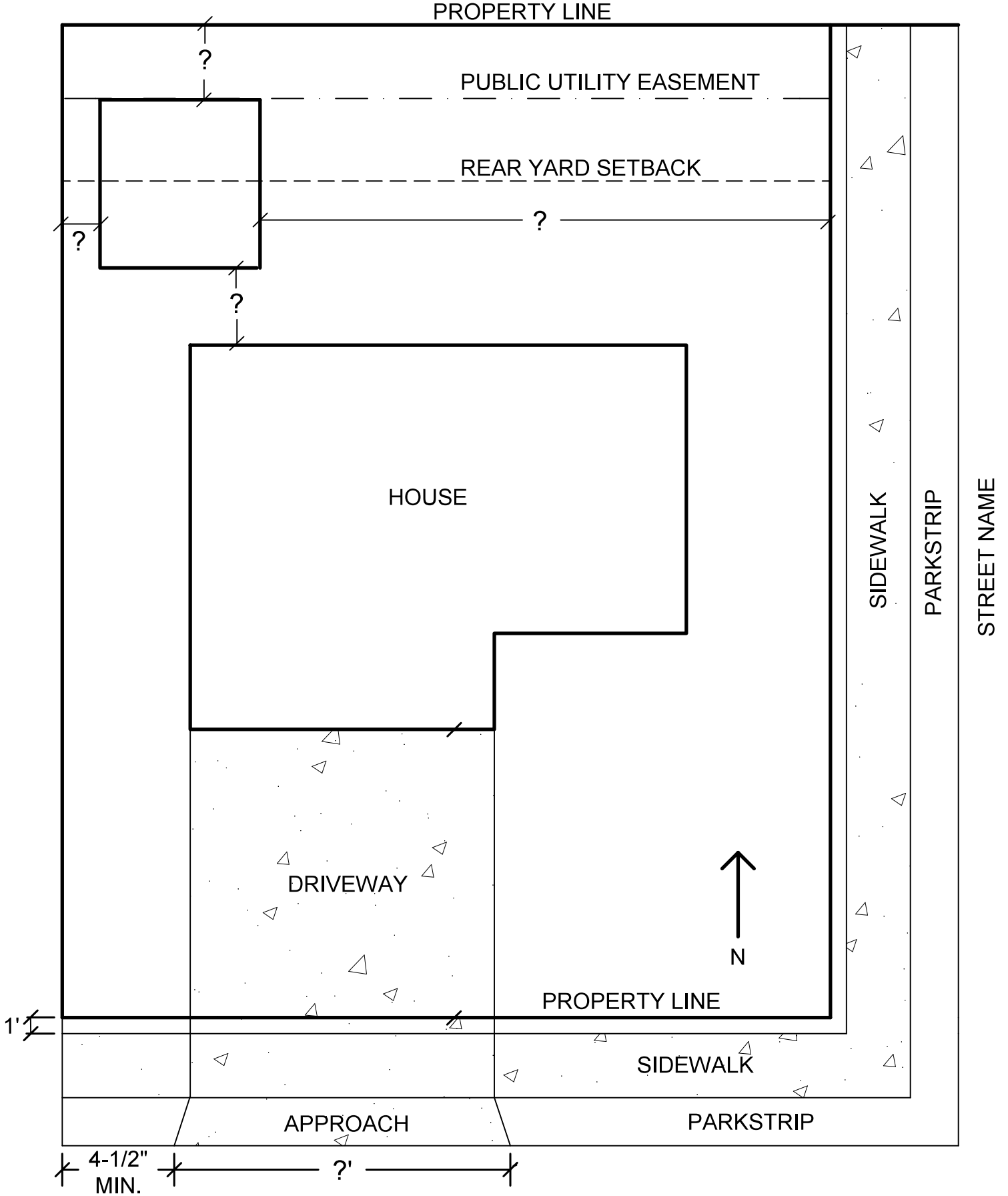


1/8"=1'

STREET NAME

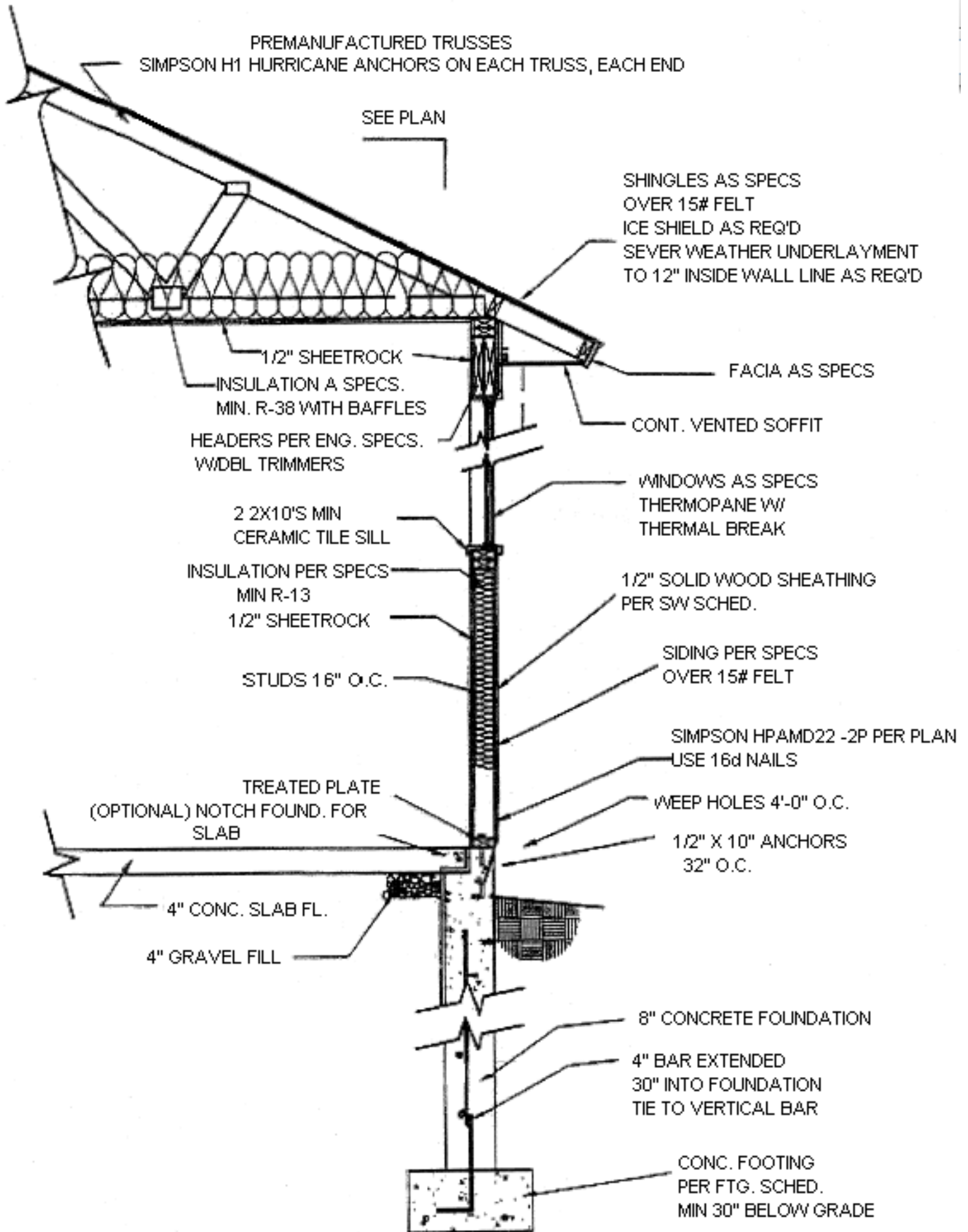
ADDRESS:
SUBDIVISION:
LOT:

CORNER LOT

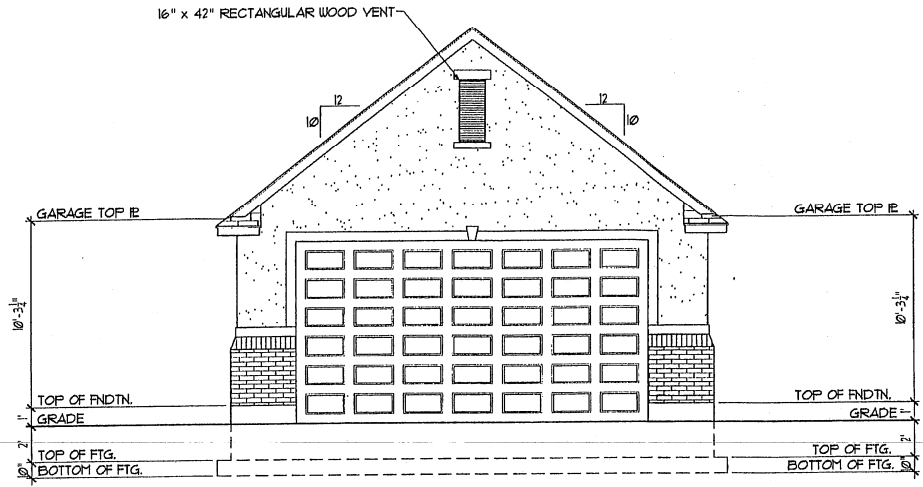


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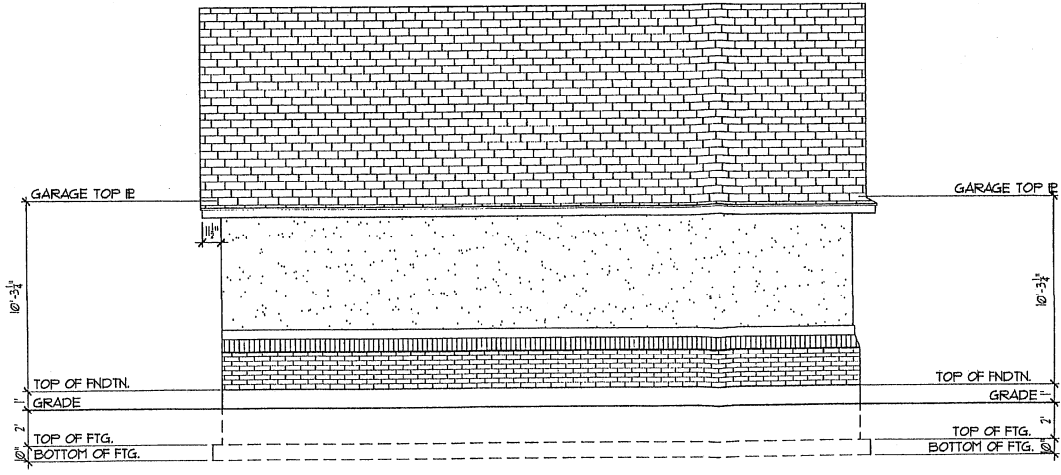
STREET NAME



SAMPLE



(A) FRONT ELEVATION



(B) LEFT ELEVATION