

RESIDENTIAL ADDITION AND GARAGE OR
ACCESSORY STRUCTURE SUBMITTAL
REQUIREMENTS

(Garages or accessory buildings 500 SQ. FT. or larger)

As required by **Guardian Inspection Service**

Building permit application
Utility service permits (When applicable)
Zoning permit or approval
Site plan or provide setbacks
Two sets of construction project plans (Must be in ink and drawn to scale)

The following items, views and details shall appear on all plans.

1. Elevation of all sides, including indication of final grade.
2. Floor plan with overview of each level (if more than one), with all rooms and spaces labeled and all sizes indicated.
3. Cross-section view of structure. (if possible)
4. Ceiling heights of all floors.
5. Footing: Depth; Size (Width and thickness); Include all piers and columns.
6. Foundations:
 - a. Composition of walls or supports.
 - b. Means of complying with unbalanced fill heights. (If applicable)
 - c. Anchor bolts in concrete or masonry to be ½” diameter bolts at 6”0” on center and within 12” from any corner. 7” embedment of bolts is required.
 - d. Termite protection. (Example: cap block and pressure treated plate)
 - e. Sill plate to be minimum width of walls above.
7. Size, location and composition of all columns.(Minimum 4” square wood or minimum 3” diameter steel)
8. Concrete floor:
 - a. Thickness to be a minimum of 3-1/2”
 - b. Strength of concrete to be 3,500-PSI minimum in garage.
 - c. Vapor barrier is required when garage is attached to a dwelling.
9. Species and grade of all framing lumber.
10. Size, spacing and direction of floor joists.
11. Beam sizes and supports.
12. Joists under bearing partitions.
13. Framing of all openings in floors and roof.
14. Floor sheathing (if applicable) composition, grade and thickness.
15. Interior and exterior wall stud sizes, grade and spacing.
16. All headers: composition, location and sizes.

(Continued)

17. Interior wall covering. (If applicable)
18. Exterior wall covering (paper if required) (example: vinyl, brick, wood, etc.)
19. Roof framing:
 - a. Size, spacing and direction of all rafters and ceiling joists.
 - b. If trusses, add note to plans: truss specification sheets and layout/placement diagram shall be onsite at time of rough framing inspection.
 - c. Pitch of all roofs.
20. Roof sheathing: composition, grade, thickness, blocking or “H” clips.
21. Attic ventilation. (Example: ridgevent and vented soffit)
22. Roof covering, including felt paper if required. (Example: fiberglass, slate, metal, etc.)
23. Indicate heat system and any equipment or service locations.
24. Openings from a garage directly into a room used for sleeping purposes shall not be permitted.
25. Doors into garages from a dwelling unit shall be solid core 1-3/8” thick wooden doors or 20-minute fire-rated doors.
26. Garage floors shall be constructed of non-combustible material sloped to a main drain or main vehicle entry door.
27. A garage shall be separated from a dwelling unit by not less than 1/2” gypsum wallboard applied to the garage side.

This document has been developed to aid you in the plan review process. It is beneficial to you to include as much information as possible when submitting plans for your building project.

Thank you for your cooperation,
Guardian Inspection Services