

REQUIREMENTS FOR GARAGE CONVERSIONS

- Building Permit Required
- Floor Plan (which indicates room dimensions, new or existing walls, door openings, windows)
- Designate Use of Room (Living room, game room, bedroom)
- Gas Appliances within the garage (i.e. Water heater, furnace) must be enclosed and provided with combustion air. Openings (doors) from those compartments cannot open into a bedroom or bathroom.
- Lighting & Receptacles: Requires installation by licensed and registered electrical contractor. Spacing of receptacles per 2002 National Electrical Code. Generally, one on each wall but not more than 12' between outlets in the same wall.
- Bedroom: Smoke detector, both inside the room and in the hall, which provides access to the bedroom, hard wired (with battery back up). An openable window which provides 5 square feet of openable area (720 square inches). Minimum openable height 24", minimum width 20". Maximum sill height of window (measured from finish floor) 44". Can also provide 3' (wide) door that opens directly to outside.
- Electric Panels: Cannot be enclosed in closet or located in bathroom.
- Additional Window Note: If windows are located with 24" of new or existing door, the glass must be tempered safety glass.
- Energy Code: Windows must have Solar Heat Gain Coefficient (not to exceed .40), windows must have U-factor rating (not to exceed .65). Exterior doors must have a U-factor (not to exceed .35). Attic insulation must have R-38 rating, walls (new and existing) must have R-13 rating. Heating and cooling ducts must be insulated to a minimum of R-5 rating.
- New Walls: Sill plate to be pressure treated. Anchor bolts every 6' or "ramsets" (3.5") every 18" on center.
- Electrical receptacles in bedroom must be on arc fault protected circuit.