

## Detached Garage or Shed

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**Information for private detached garages and sheds accessory for one and two family dwellings.**

### **BUILDING PERMIT APPLICATION & SITE PLAN**

- Submit one site plan and one set of building plans for review and approval. (E-mailed PDF is preferred). Building Permit fees are based on the area of the structure. Call for permit fee estimates.

### **LIMITATIONS**

- A hard surfaced driveway (concrete or asphalt) shall be provided to all garages.
- A floating slab foundation is limited to 600 square feet and one story.
- Top of slab shall be a minimum 6" above grade.
- All sod and organic matter shall be removed from the slab area prior to inspection.
- Footings - continuous frost footings minimum 42" below finished grade are required for any structure over 600 square feet.
- Height Limitations
  - Detached garages are limited to 12' maximum Peak height.
  - Sheds are limited to 12' maximum height.
  - Detached garage peak height may not exceed the height of the dwelling on the same lot.
- Structures may not be constructed in an easement
- Location and Size Limitations
  - Accessory structures (in total) may not occupy more than 30% of rear yard.
  - All accessory buildings shall be a minimum of 3' from lot lines, a minimum 4' from an alley right-of-way and 22' from lot line if the garage opens into the alleyway.
  - Accessory structures less than 6' from a dwelling shall be provided with 5/8" Type X gypsum board (Sheetrock) applied to any wall or ceiling surface within 6' of the dwelling. Openings in walls parallel to and within 6' of a dwelling shall be fire-rated.
  - Accessory structures on corner lots shall conform to the front yard setback regulation on both streets.
  - Garages are limited to 1000 Sqft in size.
  - A yard Shed is limited to 160Sqft in size. 120Sqft or below does not require a permit.
- Overhead Electrical Service must maintain a minimum 3' vertical clearance above roof.

### ADDITIONAL PERMITS REQUIRED

- Separate Electrical, Mechanical, and Plumbing Permits are required for work performed in these trades. For example:
  - **Electrical:** If electrical is run to garage, at least one GFCI outlet, one inside lighting outlet and one lighting outlet on the exterior side of each service door are required. Note: romex shall be protected
  - **Mechanical:** Suspended gas fired heater, gas piping or HVAC work.
  - **Plumbing:** Installation of a floor drain or other plumbing work.

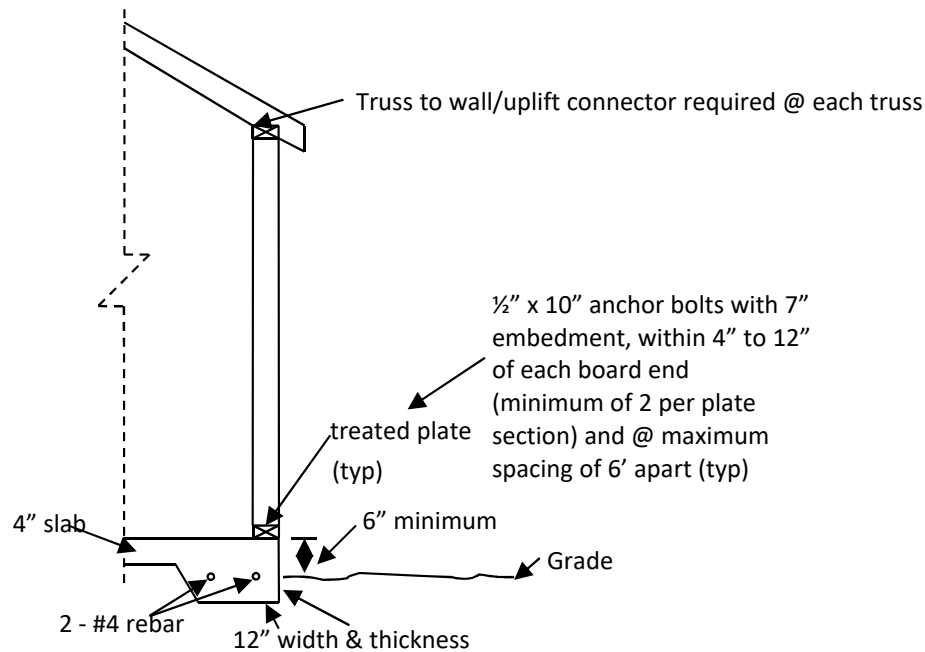
### ADDITIONAL PLANS AND INFORMATION REQUIRED FOR:

- Gambrel roof or unconventional roof framing
- Attic storage area and/or stairs to storage area
- Any use other than a building accessory to one and two family dwellings

### INSPECTIONS REQUIRED

- Footings and/or slab when excavation is complete and forms are set and before concrete is poured
- Rough Electrical, Mechanical, and Plumbing, (when applicable) before insulation or wall covering
- Rough Frame before insulation or wall covering
- Final Inspection prior to use.

**Floating slab** & construction detail depicted is for detached accessory structures as applicable.



For questions contact Veenstra & Kimm at 515 850-2980 or Email to: [buildinginspection@v-k.net](mailto:buildinginspection@v-k.net)

Submit permit applications to Bondurant City Hall or e-mail to: [info@cityofbondurant.com](mailto:info@cityofbondurant.com)