



- Is a building permit required for shed or garage?
- Where can I locate a shed or garage on my property?
- Are carports allowed in Davenport?
- How big can a shed be?
- Are there special rules for detached garages?
- How do I know if there is an easement on my property?
- Where is my property line?

Building permits are required for garages, carports and accessory structures.

Notable Requirements for Constructing a Garage, Carport or Accessory Structure

Zoning requirements regulating garages are located in Section 17.09 Davenport City Code

<https://ecode360.com/35811114>

- Only one detached garage, one shed, and one carport are permitted per lot. Where a lot contains a detached garage and a carport, such carport must be attached to and constructed as an extension of the detached garage.
- In some cases a garage, carport or accessory structure may not be allowed based on lot size, shape, geography and setback requirements. Be sure to check the code.
- Regulations exist for structure height, roof pitch, eave construction and exterior finishes.
- Know that the main difference between an accessory storage building and a detached garage is that there is a maximum door width of 6 feet allowed on an accessory structure.

There are some differences in requirements for garages, carports and accessory structures based on a property's zoning. You can look up a property's zoning at www.davenportiowa.com/build.

The below table outlines bulk zoning requirements for accessory structures on single-family and two-family lots:

	Detached Garage	Accessory Storage Building	Carport	Shed
Area (Maximum)	50% of living area or 720 sq. ft., whichever is greater	50% of living area or 720 sq. ft., whichever is greater	576 sq. ft.	120 sq. ft.
Total area All Accessory Structures	The combined total area of all accessory structures on a lot shall not exceed the principal structure's living area.			
Structures Allowed	1	No maximum, see total area restriction above	1	1
Door Width (Maximum)	No Maximum	6 ft.	No Maximum	6 ft.
Height (Maximum)	20 ft.	20 ft.	15 ft.	20 ft.

Did you know?

The following are specific design standards for detached garages and accessory storage buildings:

- Structures shall have the eaves of roof extend a minimum of one foot past the outside walls.
- Structures shall have a minimum 4/12 roof pitch.
- Structures are encouraged to match the pitch of the roof of the principal dwelling.
- Structures utilizing metal siding and/or roofing shall have a matte finish (or similar non-glare finish).
- Structures shall not contain cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.
- Structures shall maintain the character of the surrounding neighborhood.
- Design standards do not apply to detached garages in the S-AG District or on lots 5 acres or greater in the R-1 District if the structure is in the rear yard.



Find details on construction requirements and guides for plan development on the following pages.

Questions about permits and construction codes?
563.326.7745.

Before you install a garage, carport or accessory structure (shed):

- Find out what the property's zoning is, www.davenportiowa.com/build.
- Find out what the zoning requirements are, <https://ecode360.com/35811114>. Select the type of garage, carport or accessory structure you will install based on these requirements.
- Know where the property line is, <https://www.davenportiowa.com/cms/one.aspx?portalId=6481456&pageId=15988401>
- Know if your property has an easement, www.davenportiowa.com/easements. Garages, carports and other accessory structures placed in an easement may be ordered removed.
- Call before you dig. 811.

Call 563.326.6198 or email planning@davenportiowa.com for specific questions related to garages, carports and sheds in commercial and industrial zoning districts.



Building Guide ILLOWA Chapter of ICC

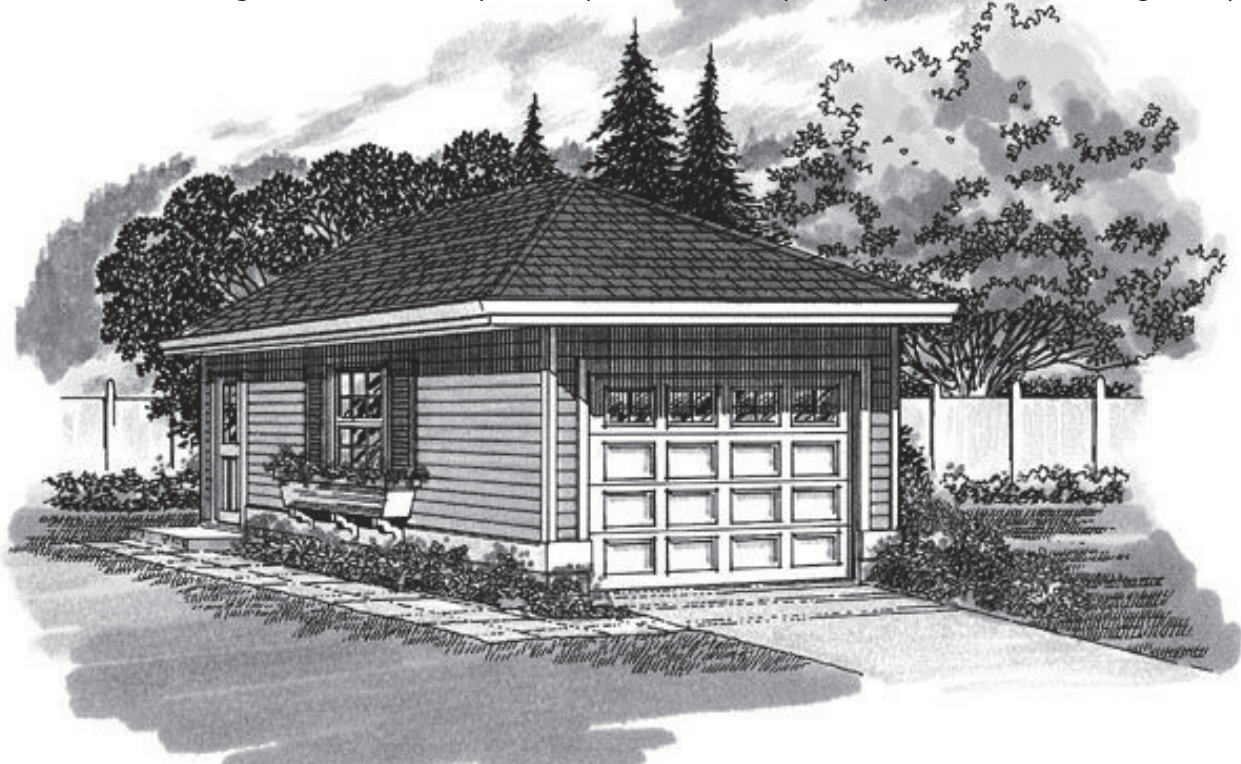


Single Family Residential One Story Detached Garage

How to use this guide:

This guide was designed to assist the do-it-yourselfer create a construction plan to build a simple one story detached garage using conventional construction methods. Non-conventionally constructed garages will require a design professional.

1. **Complete this Building Guide** by filling in the blanks on page two and three and indicating which construction details will be used.
2. **Provide a Site Plan** showing the dimensions of your project and its relationships to existing buildings or structures, utilities, property lines and easements. In addition to project dimensions, your plot plan must also show direction of trusses, location and detail of wall bracing, and any other pertinent information not shown on the section drawing.
3. **Now you are ready to apply for your building permit.** The majority of permit applications can be processed with little delay. The submitted documents will help determine if the project is in compliance with building codes, zoning ordinances and other applicable laws.
4. **Inspections.** An inspection is required before footings can be poured and setbacks verified. A framing inspection is required before installing siding to verify plans are being followed and that proper bracing is used. All projects must receive a final inspection in order to verify that your project exterior meets code, grade is proper and to close out the permit. Remember **YOU** are responsible to get the inspections! If you are unsure during the construction process please contact your Department of Building Safety.



DISCLAIMER: ILLOWA Chapter of the ICC has created this handout to assist with plans submittal under the 2009 International Residential Code, and it is not intended to cover all circumstances. Please check with the Department of Building Safety for additional requirements.

Single Family Residential—One Story Detached Garage

Directions

1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check box on page 3 which foundation detail from page 4 will be used.

Address:

Note: Heated garages may require special provisions.

Floor Plan

Dimension _____

Locate and detail wall bracing

Indicate rafter or truss direction

Check one
 Garage is heated
 Garage is not heated

Show door and window header sizes and location and size of landing if more than two risers.

3 1/2" minimum concrete slab all vegetation shall be removed (408.5)

Floor slope back to front not less than 1/8" per ft (IRC 309.1)

Header size _____ x _____
 (example (2) 2 x12 or engineered lumber)

Note: If roof trusses or rafters bear on header, special header design may be required

Double 2x4 or 2x6 trimmers each end of overhead door header

Man Door

Man Door Opening Width

Garage door opening

Garage door opening width _____

Dimension* _____

Dimension* _____

* See Braced Wall Panel Detail on page 4 to comply with section (IRC 602.10.2)

NOTES - Concrete Slab

- All sod and vegetation must be removed.
- If fill is required under slab it must be compacted sand or gravel.
- Floating slab from Detail A and A1 shall be monolithically poured.
- Welded wire fabric or equivalent in slab.
- Minimum 12" perimeter footing (all four sides at least 12" below grade) (IRC 403.1.4).
- Concrete floor or curb to be 6" min. above grade (IRC 404.1.6).
- Floating slab shall be a maximum of 720 sq ft (IRC 403.1.4.1 Exception 1) with no dimension exceeding 30 ft.

Single Family Residential—One Story Detached Garage

Truss' or 2 x _____ rafters spaced _____" O.C.
(example: Put checkmark in box – or 2 x 10 Rafters Spaced 24" O.C.)

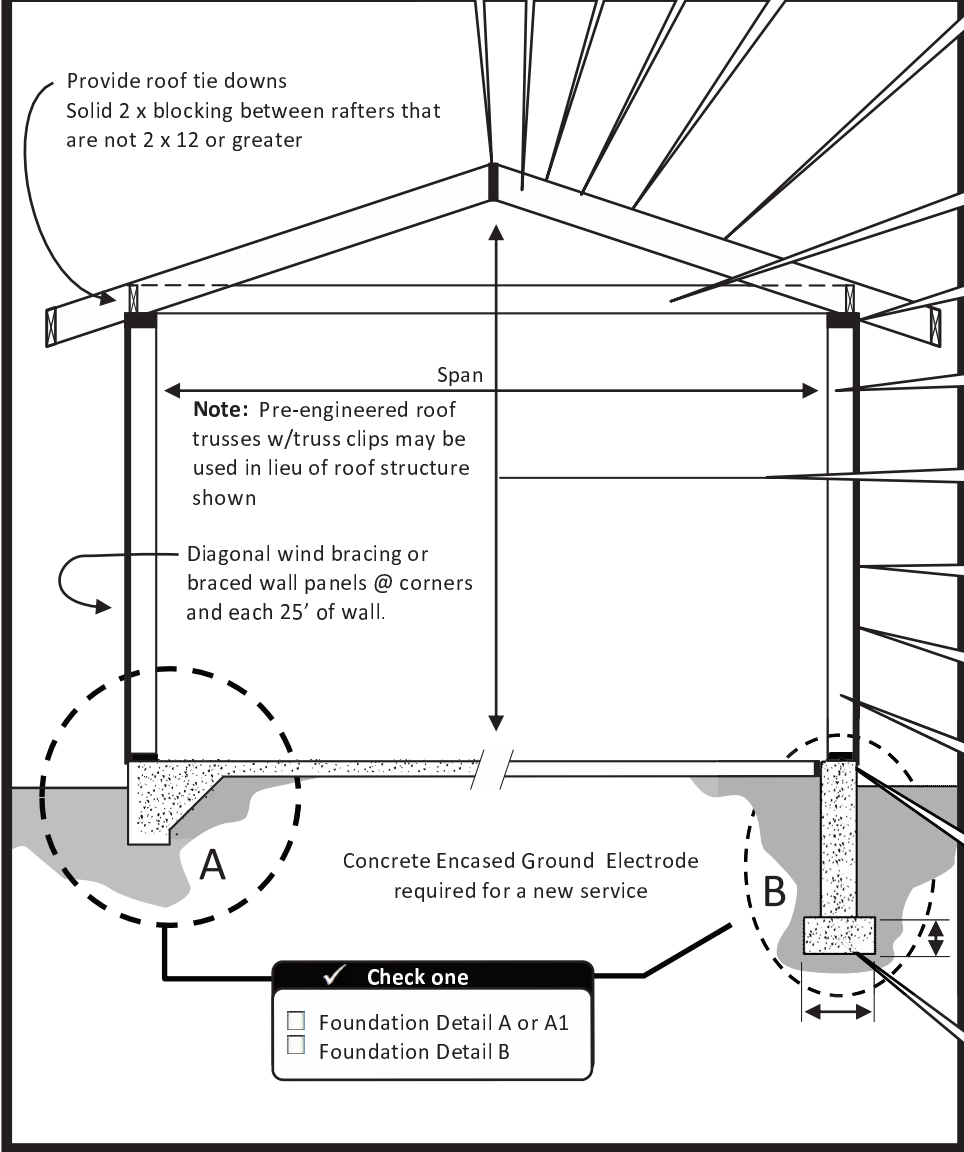
Roof sheathing _____
(example: 1/2" exterior plywood) see notes below

Minimum 1 x _____ ridge board
(example 1 x 12)

Roof covering: _____
(example: Class A 3 tab shingles) see notes below

Underlayment: _____
(example: 1 layer 15# felt) see notes below

Building Section



12
pitch _____

Ceiling Insulation: _____
If heated - example: R-38

2 x _____ ceiling joists @ _____ O.C.
(example: 2 x 8 @ 24" O.C.)

Double 2 x _____ top plate
(example: 2 x 6)

Span _____
(example: 23' 5")

Gable mid point height _____
(example: 15')

Siding _____
(example: lap or vinyl)

Wall Sheathing _____
(example: 1/2" exterior plywood)

2 x _____ studs @ _____ O.C.
(example: 2 x 6 @ 24" O.C.)

Cont. 2 x _____ sill plate
(example: 2 x 6)

Wall insulation _____
(If heated—example: R-19 Fiberglass Batts)

Footing size _____ x _____
(example: 8" x 16")

Provide roof tie downs
Solid 2 x blocking between rafters that
are not 2 x 12 or greater

Note: Pre-engineered roof
trusses w/truss clips may be
used in lieu of roof structure
shown

Diagonal wind bracing or
braced wall panels @ corners
and each 25' of wall.

Check one
 Foundation Detail A or A1
 Foundation Detail B

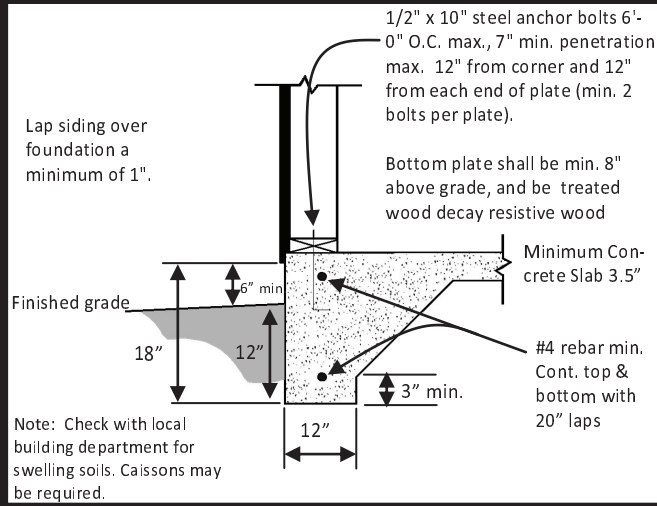
Notes:

- Roof sheathing shall be a minimum of 3/8" plywood, for non-veneer OSB/WB 7/16" is the minimum. Sheathing spanning 16" or 24" on center, structural clips must be provided at the center point of each span (table R503.2.1.1 (1)d).
- For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.
- Shingles must be rated for 90 MPH and over 15# felt.
- Heated buildings require ice dam barrier applied inside of roof/wall junction.
- Hurricane straps, rafter ties or other tie downs shall be used to attach all roof rafters or trusses to top plates. When double top plates are used, straps or ties must attach to both plates.

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Single Family Residential—One Story Detached Garage

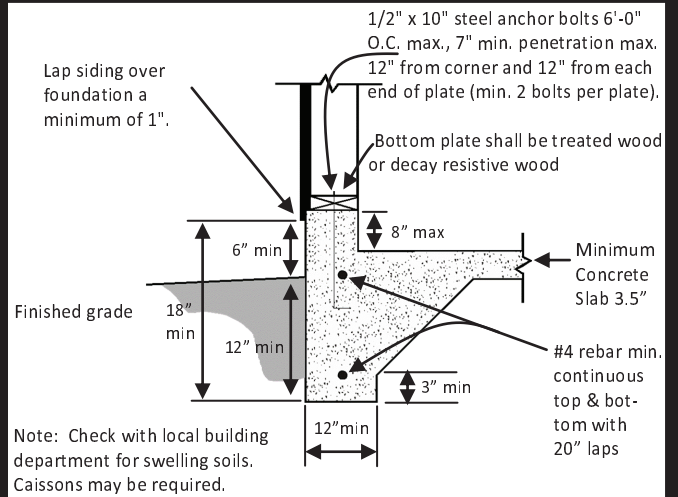
Foundation Detail A



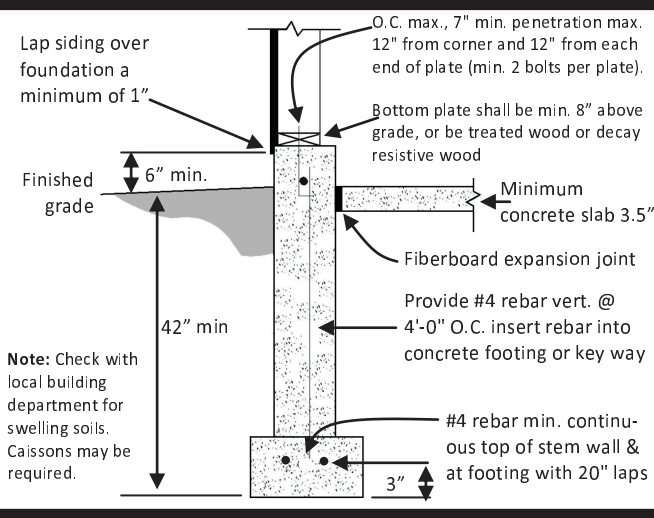
All thickened edge slab footings shall be no less than 12" from ORIGINAL grade to the bottom of the footing.

6" of foundation exposure measured from FINAL grade required.

Foundation Detail A1



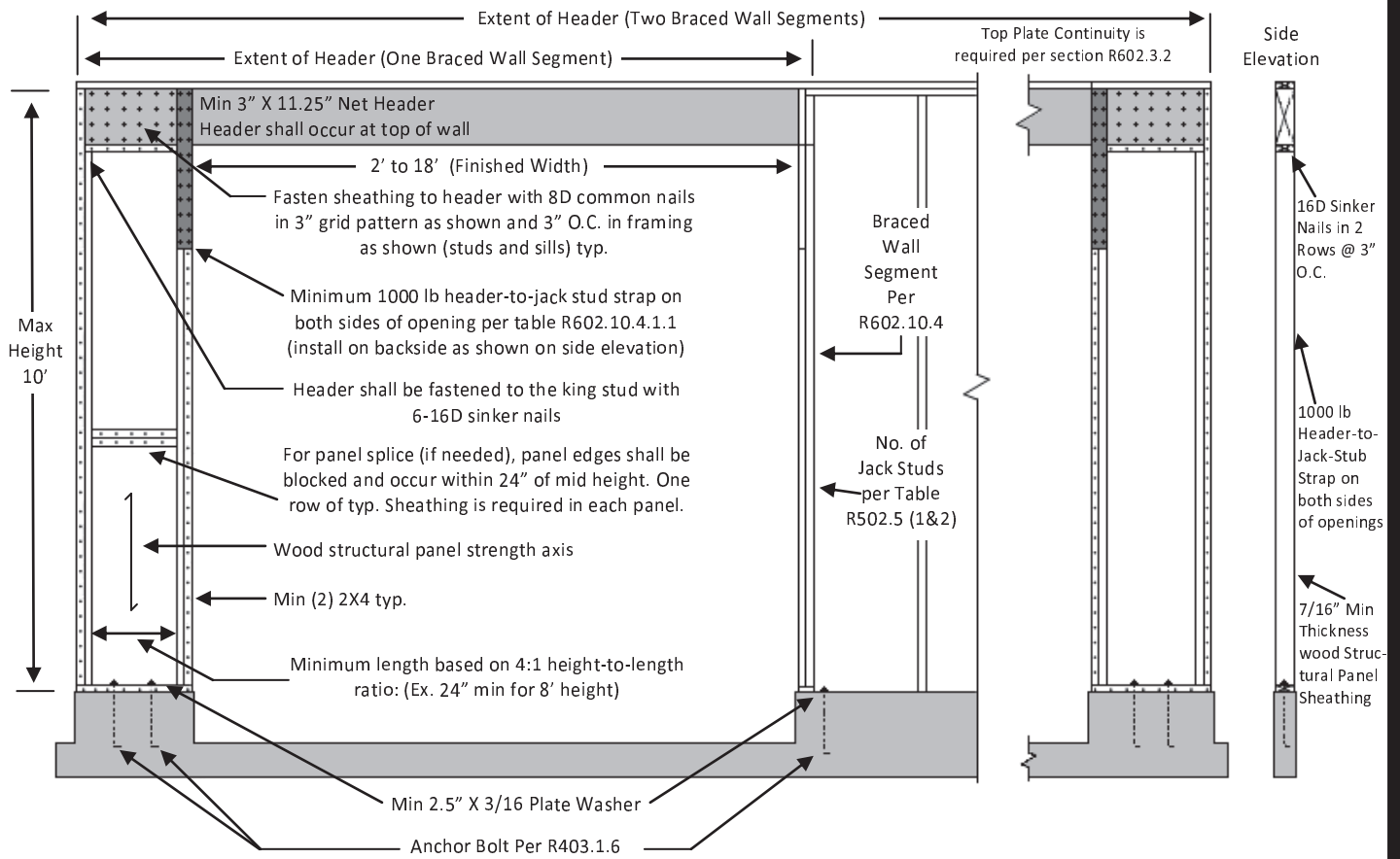
Foundation Detail B



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Single Family Residential—One Story Detached Garage

Braced Wall Panel Detail



IRC FIGURE R602.10.3.4

Notes:

- For more information on wall bracing go to: www.apawood.org/wallbracing

Construction project notes:

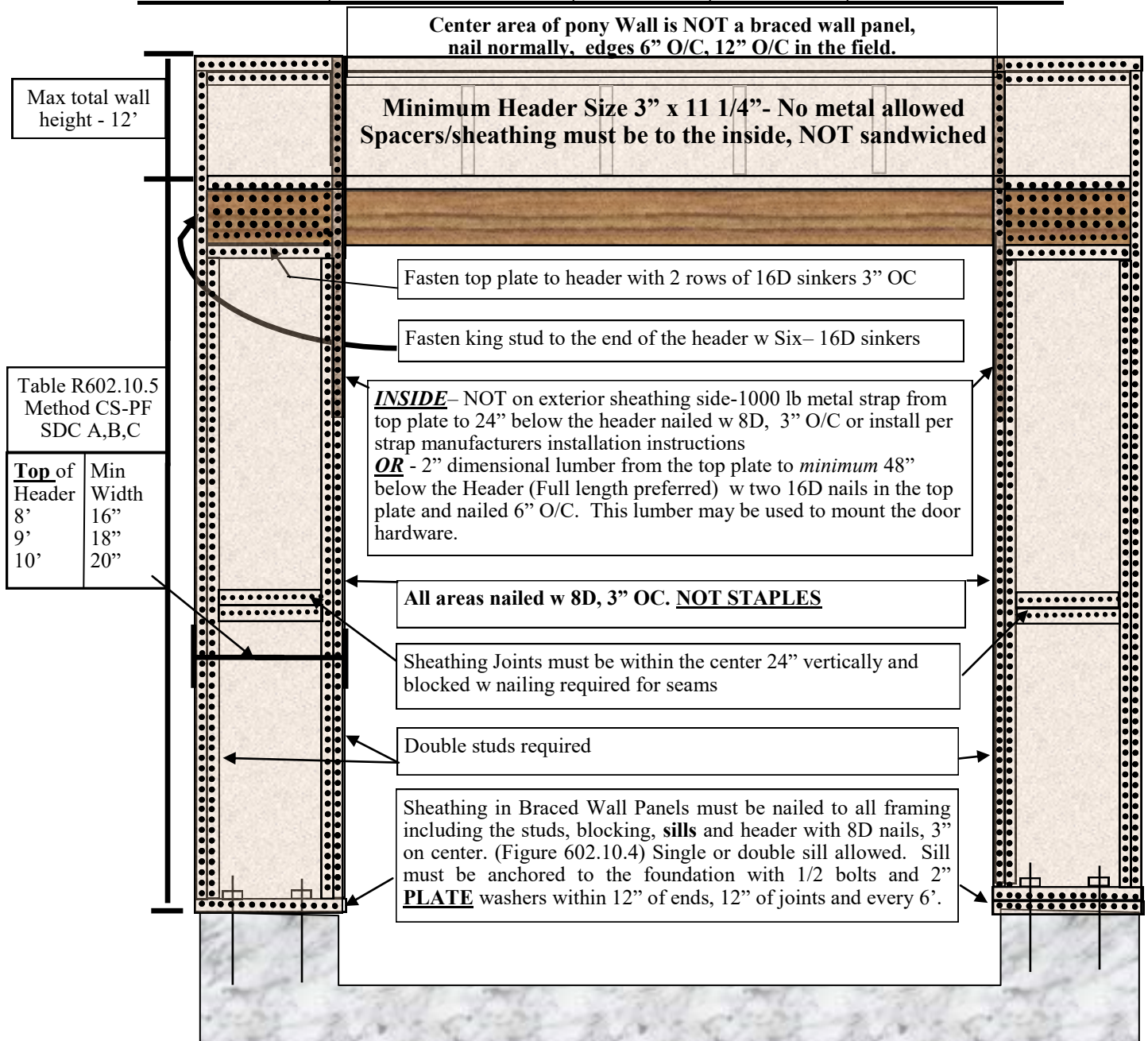


Braced Wall-Garage

Braced Panels are required in wood construction by R602.10 of the International Residential Code. While there may be many options to meet these requirements, this handout provides guidance on the most common technique and is approved for use by local jurisdictions. This guide presumes **CONTINUOUS SHEATHING**. (Method CS-PF 2015 IRC figure R602.10.6.4)

NOTE- Garage door openings without Portal Framing- (Method CS-G Table 602.10.5) For an 8' tall wall- min 24" wide panels, 9' wall- min 27" wide panel, 10' tall wall- min 30" wide panel, 11' tall wall- min 33" wide panel, 12' tall wall- min 36" wide panel on both sides of the door openings.

Portal Framing allows narrower walls next to the door opening
INSPECTION AND APPROVAL REQUIRED BEFORE
COVERING, HOUSE WRAP, TYVEK, SIDING, STONE ETC!



Please contact the Building Safety Department of the Jurisdiction if you have questions regarding this notice.