



Community Development Department
11 English Street
Petaluma, CA 94952
<http://cityofpetaluma.net>



Building Division
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Email: cdd@ci.petaluma.ca.us

Garage and Carport Construction Information

The following items must be provided and/or shown on the five (5) sets of plans that are submitted:

1. Completed and signed permit application.
2. Plots plans showing:
 - a. Proposed location of project (hash mark area).
 - b. Dimension distance of garage or carport to all property lines.
 - c. Show location of any existing buildings and dimension distance to new garage or carport.
 - d. Provide project address and wet signature of person responsible for plot plan.
 - e. Provide arrow indicating the direction of North.
 - f. Provide scale.
 - g. Show location and dimension of any easements.
 - h. Show location and grade of proposed driveways and disposition of surface and roof drainage.
3. Provide five (5) sets of plans showing proposed work.
4. Provide scale on all plan sheets.
5. Provide project address on all plan sheets.
6. Provide wet signature of person responsible for plans on all plan sheets.
7. Provide floor plan of garage or carport.
8. Dimension total garage or carport.
9. Dimension all windows and doors.
10. Provide wall framing plan showing
 - a. Grade and species of all lumber.
 - b. Size and spacing of studs.
 - c. Anchor method of walls.
 - d. Lateral bracing of garage walls or of the carport structure.
11. Provide ceiling framing plans (if a ceiling is to be installed in the garage) showing:
 - a. Grade and species of joist.
 - b. Size and spacing of joist.
 - c. Connections of joist and support of joist.
 - d. Clearly show spans of joist (dimension and direction).
12. Provide rafter ties where no ceiling is installed or if ceiling joist and rafters are not parallel to walls. See CBC 2308.10.4.1 for complete requirements.

13. Provide roof framing plan showing:
 - a. Grade and species of rafters.
 - b. Size and spacing of rafters.
 - c. Size of ridge, hip and valley rafters.
 - d. Connections of rafters or support of rafters.
 - e. Clearly show spans of rafters (dimension and direction).
 - f. Dimension roof overhang.
 - g. Specify type of roof sheathing (solid or skip). Specify size and grade of plywood or 1 x material to be used.
 - h. Specify roof slope or roof pitch.
 - i. Specify roof covering (comp, shakes, tile, etc.)
 - j. If plate trusses are used, provide truss calculations, details and layout plans to building division at time of roof nailing inspection, add note to plans stating the above. Note that plans must show truss shape, locations and truss type must be identified by a number or letter, if more than type of truss is used. If other than plate truss is to be used, provide truss type, series model, spacing, calculations, layout plan and details at the time of plan check.

14. Provide foundation plans and details showing:
 - a. Foundation shape.
 - b. Foundation depth below grade.
 - c. Foundation width.
 - d. Foundation height.
 - e. Stem wall height.
 - f. Stem wall width.
 - g. Vertical and horizontal rebar (size and spacing).
 - h. Anchor bolt size and spacing.

15. Note that proposed building foundation design must match existing foundation of a structure located on the same lot or submit soil report to justify proposed design, show existing foundation or footing.

16. Specify interior wall and ceiling finish material, if any. Specify type, size and nailing requirements.

17. If a ceiling is installed, provide attic ventilation and attic access. Show location and size of access opening. Show the size and number of vents to be used along with the square footage of attic area to be vented to comply with CBC 1203.2.

18. Dimension wall height and total height of garage or carport.

19. Provide engineering calculations for the following items, if applicable:
 - a. Beams.
 - b. Glu-Lam Beams.
 - c. Lateral bracing, if compliance to CBC 2308.9.3or 2308.9.3.1 cannot be met. Provide 1) 4' x 8' sheet of 3/8" structural panel placed within 8' of each corner of the wall and not more than 25' on center or ALTERNATE BRACED WALL PANEL. Braced wall panel may be replaced by an alternate braced wall panel constructed in accordance with the following: In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches and a height of not more than 10 feet. Each panel shall be sheathed on one face with 3/8-inch-minimum-thickness plywood sheathing nailed with 8d common or galvanized box nails 8d's at 6 inches on center at edges, and 12 inches on center at intermediate supports and blocked at all plywood edges. Two anchor bolts shall be placed at panel quarter points. Each panel end stud shall have a tie-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds; i.e., Simpson PAHD 42 (single pour concrete) or Simpson HD 2A with 4 x 4 post with SST-B16 bolt or equal. The tie-down device shall be installed in accordance with the with the manufacturer's recommendations. The panels shall be supported directly on a foundation that is continuous across the entire length of the

braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. At front garage walls, provide a continuous header that extends the full length of the wall and having a minimum size of 4" x 14". The header shall be attached to the supporting studs or post with a minimum 2 each Simpson ST 6224 straps each side of wall or equal.

- d. Show on plans all items required by the licensed engineer.
20. Show connections of all post to beams or headers. Show and specify post base and post caps.
21. Provide exterior elevations, showing all openings, wall finish, roof pitch, roof material, total height of building, earth to wood clearance, doors and windows, etc.
22. Provide cross section through building, showing structural elements, earth-to-wood clearances, wall height, wall finish material, roof pitch, etc.
23. If garage is attached to a dwelling unit provide a separation wall between garage and dwelling unit with protected openings; i.e., one layer of 1/2 inch sheet rock on the garage side of common wall. Garages beneath habitable rooms shall be separated by not less than a 5/8 inch type x gypsum board or equivalent. If a door is installed, provide a self-closing, tight-fitting solid-wood door 1 3/8 inches in thickness, or a self-closing, tight-fitting door having a fire-protection rating of not less than 20 minutes.
24. Note that "all roof covering materials shall have a minimum fire rating of class "B" per City of Petaluma Ordinance."
25. Note that "all roof covering materials applied as exterior wall covering shall have a minimum fire rating of class "A" per City of Petaluma Ordinance."
26. Provide electrical layout plan for garage showing switched light at 32" x 80" door, GFI receptacle, and other lights, receptacles, switches, etc. as needed.
27. All construction shall conform to the 2007 California Building, Mechanical, Plumbing and Electrical Codes based on the 2006 International Building Code (IBC), 2006 Uniform Mechanical Code (UMC), 2006 Uniform Plumbing Code (UPC) by I.A.P.M.O., and the 2005 National Electrical Code (NEC).
28. Please check and recheck the minimum building setbacks. This is a very common, and sometimes costly, mistake and will delay the start time of your project. Contact the Planning Department at (70) 778-4301 for setback requirements.
29. If a water heater is to be installed in a garage it must be elevated so the source of ignition (burners, pilots, heating elements) is at least 18 inches above the finished floor level. The water heater must be anchored or strapped to resist horizontal displacement due to earthquake motion. The water heater installed in areas where they may be subjected to mechanical damage shall be suitably guarded against such damage. See "City of Petaluma Protection of Appliances Installed in Garages" handout for complete requirements or see the 2007 CMC Chapter 10, and CPC Chapter 5.
30. Note that rafter-ties or ceiling joist are not designed to support loads. The storage of materials on the rafter-ties or ceiling joist is not allowed unless they are designed (engineered) to support loads.
31. If exterior walls of the garage are less than 3 feet from the property line then the exterior wall must be rated one-hour fire-resistive assembly and overhangs must also be a rated one-hour fire-resistive assembly. If the exterior wall is located 3 feet from the property line the maximum overhang length is 6 inches without a rated one-hour fire-resistive assembly.

The above-mentioned items apply to both garages and carports, except for item 19, which applies to the garage only. The items below apply to Carports only.

32. If a post is to be used to support the carport and is to be placed into earth, provide 6" of gravel with post embedded into earth equal to 1/3 the distance above the earth and encased in concrete. The post must be treated wood, or wood of natural resistance to decay.
33. Specify size of post to be used and species of wood.
34. Note that wood that is not treated wood, or wood of natural resistance to decay must be 1" above concrete.
35. Show and specify on plans type of connection of post to foundation, footing, pier, etc.
36. Show and specify on plans type of connection of post to beam or header.
37. Specify size of headers and beams to specify species of wood.
38. Show connections of all header and beams to all supports, rafters, and to other headers and beams.
39. Specify and show the spacing of posts to determine the span of the headers and beams.
40. Show the height of the header or beam above the slab or grade (The minimum height above grade is 6'8").
41. Show on plans method of providing lateral bracing.
42. Note that engineering plans and calculations are normally required for carport beams and lateral bracing.
43. The carport must be located a minimum of 3 feet from the property line; this measurement is from the property line to the post supporting the carport. The maximum overhang of the roof is 6 inches if the post is 3 feet from the property line.

This is a comprehensive (but not complete) list of items to be shown on plans, some of which may not be applicable to your particular situation and style of construction. All other code compliance items will be reviewed at time of plan check and during construction by the field inspectors. Note, "will comply with CBC Section _____" is inadequate and will not be accepted.

Note that our normal first review plan check turn-around time is 15 to 20 working days. Incomplete submittals will not be accepted. Plan check fees are due at time of submittal. For additional information about Building Codes and Building Division requirements please feel free to contact the Building Division at (707) 778-4302.

Contact the City of Petaluma Planning Department for Planning Department comments. Call (707) 778-4301. Contact the City of Petaluma Bureau of Fire Prevention Office at (707) 778-4389 for Fire Department requirements.