



City of Urbandale
3600 86th Street
Urbandale, IA 50322-4057

Building Department (515) 278-3930
Fax No. (515) 278-3927

Detached Garage Plan Review and Inspection Schedule

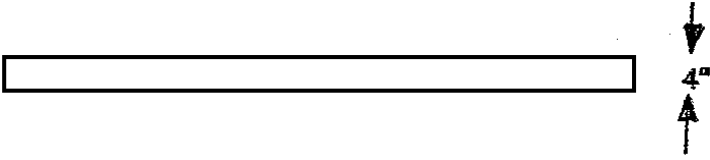
- See attached sheet for minimum slab and footing requirements.
- The location of the garage must be approved by the Zoning Department. If located closer than 10ft to the dwelling, the close wall must be protected on the interior of the garage with 5/8" type "X" gypsum board (drywall) to the 10' distance from the dwelling.
- Bottom plates must be treated or approved wood of natural resistance to decay and must be bolted down with foundation bolts located within 12" of the ends of each piece and spaced no more than 6' on center. Top plates must be doubled and splices lapped at least 4'
- All corners must have wind bracing consisting of full sheets of plywood or let-in diagonal 1X4 boards or diagonal metal wind bracing.
- Any building must have at least one hinged walk-through door for exiting purposes.
- Gable end minimum headers over overhead doors are two 2x8 Douglas Fir. Eave side minimum headers over 16' doors of a maximum 24" deep garage are a minimum of three 2x12 Douglas Fir members with 1/2" plywood glued and nailed between them. Other beams may be used such as glue laminated, flitch plate, steel beam.
- Maximum rafter spacing is 24" on center using 2x6 spruce material spanning a maximum of 10'. To span 12', 2x6 Douglas Fir material must be used. Other spans and spacing can be utilized, and should be verified by referencing the code span charts.
- Roof sheathing must be plywood or oriented strand material (OSB) with the proper span stamp, or 1" nominal dimension lumber.
- If electrical wiring is desired, the electrician must protect all receptacles other than the overhead door operator with a Ground Fault Circuit Interrupter. Wiring must conform to the current edition of the National Electrical Code. Non Metallic Cable (Romex) must be protected from physical damage, so it must be securely attached to the sides of studs and otherwise be inaccessible. A disconnect must be provided in the garage, and grounding with a ground rod must be provided.
- **Before you dig:** Call "One Call" for utility locations before you begin digging, at 1-800-292-8989. Utility locations are typically completed within 48 hours of your request. Underground utility location prior to digging is required by state law. This service is free of charge.

Required Inspections

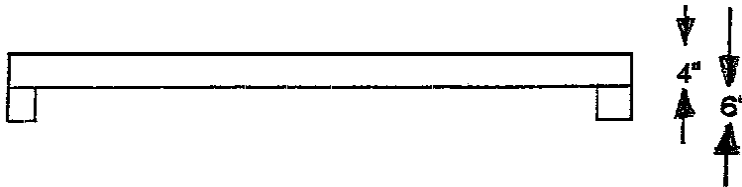
1. **Footings/Setbacks**
When the footings are formed and before they are poured. The property corner pins must be exposed to view to verify setbacks. If the property corner pins cannot be found, it is the owner's responsibility to have a registered land surveyor establish these points.
2. **Framing Inspection**
Can be combined with the Final Inspection if the studs and rafters remain exposed.
3. **Electrical Rough-In**
Can be combined with Framing Inspection.
4. **Final Inspection**

Detached Garage Slab Specifications

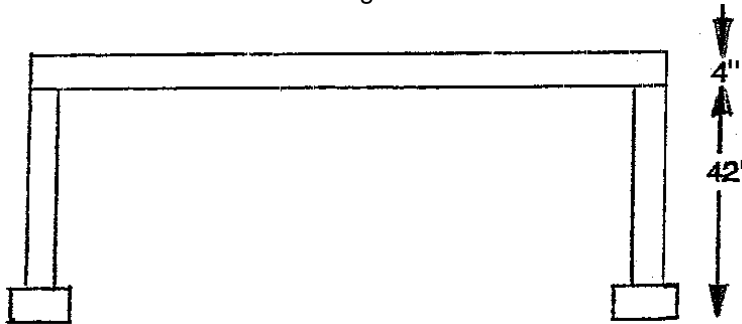
Garage slabs less than 400 Sq. Ft. may be a plain 4" thick slab.



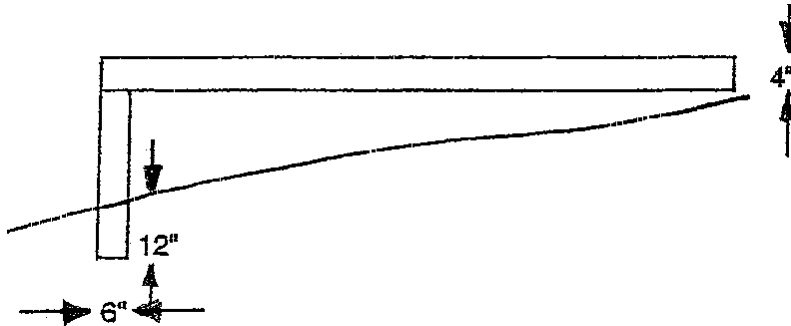
Garage slabs exceeding 400 Sq. Ft., but less than 720 Sq. Ft., must have a 6" by 6" thickened area around the perimeter of the slab, underneath the 4" slab.



Garage slabs exceeding 720 Sq. Ft. must have frost protected footings a minimum of 42" below grade. Well crumbed out 8" trenched footings are allowed.



Garage slabs for those garages smaller than 720 Sq. Ft., but where the site is sloping, must have a supporting wall a minimum of 12" into the original soil, and the minimum wall thickness is 6 inches.



SECTION 4: GENERAL PROVISIONS (Amended Ord. 2000-22, October 3, 2000)

4.1 General Regulations for Land and Structures.

B. Accessory Buildings. (Amended Ord. 2009-02, June 2, 2009)

- (1) Detached buildings. No detached accessory building shall be erected within the minimum setback required along any street, or within the minimum side yard setback required for a principal structure. Accessory buildings shall be located a minimum of ten feet from any other building or structure other than a fence on the same property unless fire protection is installed within the accessory building in accordance with the provisions of the Urbandale Building Code for an attached garage, in which case such minimum separation may be reduced to six feet. An accessory building shall not exceed twelve feet in height except as provided herein.

Detached accessory buildings for a single family residence shall not occupy more than thirty percent of the dwelling's rear yard; shall have minimum setbacks of three feet from all property lines if the building's main floor is 720 square feet or less in area; minimum setback of ten feet from the rear property line and comply with the minimum side yard setbacks for the principal structure if the building's main floor area is more than 720 square feet but less than 1,000 square feet, or if a detached accessory building exceeds 12 feet but is not more than 14 feet in height; and shall comply with all setback requirements for a principal structure if the building's main floor area exceeds 1,000 square feet of floor area or if a detached accessory building has a height of more than fourteen feet.

Detached accessory buildings for multi-family or nonresidential uses shall have minimum setbacks of ten feet from all property lines if the building's main floor has less than 1,000 square feet of area; and shall have minimum setbacks of 25 feet from all property lines if the building's main floor area exceeds 1,000 square feet or if the building has a height of more than twelve feet.

No detached accessory building shall exceed a height of 25 feet in any case.

- (2) Attached and breezeways. Accessory buildings except stables may be erected as part of the principal building, or if separated from the principal building the distance required in paragraph 1 above may be connected to the principal building by a breezeway or similar structure, provided the accessory building complies with all yard requirements for a principal building.
- (3) Principal Use Required. No accessory building shall be constructed upon a lot until the construction of the principal building has been actually commenced, and no accessory building shall be used unless the principal building is also being used.
- (4) Additions creating nonconformity. In the event that a legally existing detached accessory building will be made nonconforming by reason of being placed in a side yard by an addition to a principal building, such existing accessory building may be retained as a legal nonconforming structure provided the following conditions have been met:
 - a) that the existing accessory building and the addition to the principal building comply with all other zoning regulations and the Urbandale Building and Fire Codes including but not limited to separation between principal and accessory structures and other regulations specified by paragraphs 1 and 2 of this subsection.
 - b) the location and design of the addition to the principal building is determined by the Zoning Administrator to be the only reasonable and practical location for the addition.
 - c) the accessory building has been in existence for a minimum of three (3) years as determined by the date of the certificate of occupancy or other verifiable means.
 - d) the Zoning Administrator determines that the nonconformity created does not alter the character of the neighborhood nor impair health, safety, or general welfare.

Such nonconforming accessory building shall not be constructed as part of the principal building nor attached thereto by a breezeway or similar structure.

Such nonconforming accessory building shall be subject to the provisions of Section 7 and shall not be extended, enlarged, reconstructed, moved, or structurally altered except when required to do so by law or order or so as to be in full compliance with paragraphs 1, 2, and 3 of this subsection and other applicable regulations and requirements of the Zoning Ordinance and other applicable Codes, and if damaged to the extent of more than fifty (50) percent of its assessed value, or is abandoned or becomes obsolete, it shall not be restored except as to comply with the provisions of paragraphs 1, 2, and 3 of this subsection and all other applicable regulations and requirements.