



RESIDENTIAL GARAGES AND CARPORTS FOR ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES

Inspection Checklist

These guidelines reflect code requirements of the 2015 International Residential Code (IRC) with Washington State Amendments and City of Spokane Municipal Code (SMC).

Site Plan Required

- Provide a site plan showing the location of all existing structures on the property, the distance to the nearest property line, the exterior dimensions of the structures and the dimensions of the parcel. If you are not sure what the distance is to the front property line or side street property line, measure to the pavement side of the curb and note that the distance is to the curb.

Attached Garages

- SMC, Table 17C.110-3.* Attached garages are required to be a minimum five (5) feet from a side property line, except when the garage door opens toward a street. All garage doors must be a minimum 20 feet from the front or side street property line they open towards.

Required Opening Protection

- Openings from a private garage directly into a room used for sleeping purposes shall not be permitted R309.1.
- Other openings between the garage & residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb steel doors not less than 1 3/8 in thickness or 20-minute fire-rated doors.

Required Garage Separation (R309.2)

- The garage shall be separated from the residence and its attic by not less than 1/2-inch gypsum board applied to the garage side.
- Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type "X" gypsum board.
- Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch gypsum board.
- Detached garage less than three (3) feet from a residence on the same property requires a minimum 1/2 inch drywall on the wall adjacent to the residence.

Required Floor Surface (R309.3)

- Garage floor surfaces shall be of approved noncombustible material. The area of floor used for parking vehicles shall be sloped to facilitate the movement of liquids to a drain or towards the main entry doorway.

Carports (R309.4)

- Carports shall be open on at least two sides. All other requirements for carports are the same as for garages except:
- Asphalt surfaces shall be permitted at ground level in carports. (If an existing carport is being converted to a garage and has an asphalt floor surface, a concrete surface is required.)

Detached Garages and Carports

- SMC, Section 17C.110.225.5.* Requires all detached garages and carports to have a side yard or rear yard setback adjacent to an adjoining parcel of a minimum five (5) feet. (See above for garage door orientation towards a street requires a minimum 20 foot setback to that property line.)
- To build closer than five (5) feet to the side or rear yard property line, a side/rear yard waiver agreement signed by the adjacent property owner is required.
- The garage may be less than 5 feet to an alley, but if the garage door faces the alley, it may need to be moved away from the alley to make the turn into the garage from the alley.
- The garage cannot be closer than five (5) feet to a side street property line even if to garage door does not face the side street.

Exterior Walls (R302.1)

- If an exterior wall or poles supporting a carport having a fire separation distance of less than five (5) feet to the property line, it shall have not less than a one-hour fire-resistive rating with exposure from both sides. (A one-hour fire-resistive rated wall is a 2 X 4 or 2 X 6 stud wall with a layer of 5/8-inch Type "X" gypsum board on each side of the stud wall).
- The wall may have up to 25% of the wall area in unprotected openings to three (3) feet or more from the property line.
- The garage exterior shall be protected with approved siding material and the one-hour fire-resistive rated wall on the carport shall be protected on both sides with an approved siding.
- Projections into the five (5) foot fire separation distance shall have not less than one-hour fire-resistive construction on the underside.
- Projections shall not extend to a point closer than 2 feet from the line used to determine the fire separation distance (the property line.)

Exception: *Detached garages accessory to a dwelling located within 2 feet of the property line may have roof eave projections not exceeding 4 inches.*

Openings (R302.2)

- Openings shall not be permitted in the exterior wall of a garage or carport with a fire separation distance of less than 3 feet. This distance shall be measured perpendicular to the property line.

Automatic Garage Door Openers (R309.6)

- Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (The garage door opener will have various safeties to insure it cannot close on anyone and the garage door will reverse direction if anyone crosses under the garage door as it is closing.)

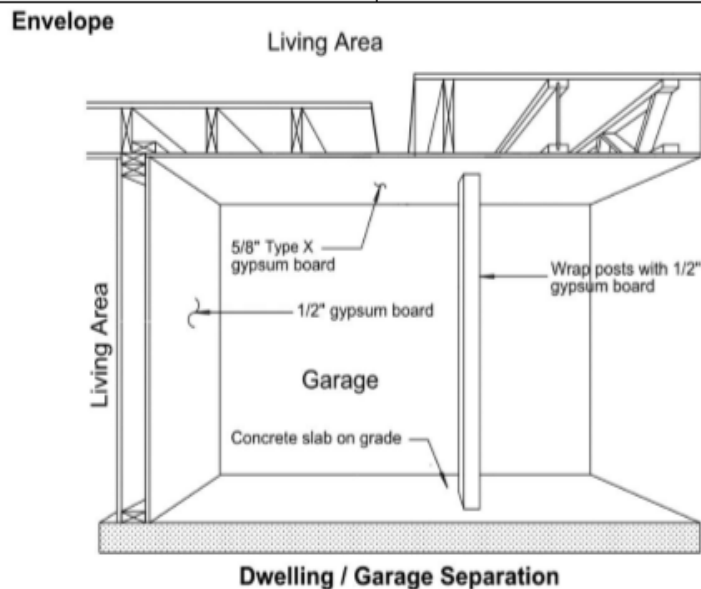
Pole Garages or Carports

- All pole structures require two (2) sets of engineered plans (stamped and sealed by an engineer licensed to do work in Washington State) to be submitted with each building permit application.
- One set of engineered plans will be kept by the building department and one set is required to be on the job site for each inspection.
- The first inspection for a pole building is required when the holes are dug and the poles have been placed and braced in the holes **prior to any concrete being poured**. This inspection is to insure the correct setbacks, the correct depth and diameter of the holes and the correct size of poles that are placed in the holes. (This is much easier to correct prior to any concrete being poured)
- If power is going to be supplied to the garage or carport, a separate electrical permit is required.

Residential Garages & Carports

Table R302.6 - Dwelling-Garage Separation

Separation	Material
From the residence and attics	Not less than ½-inch gypsum board or equivalent applied to the garage side.
From habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than ½-inch gypsum board or equivalent.
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than ½-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area



Fastening per IRC Table R702.3.5:

5/8" Type X at Ceiling:

- Fasten with 6d cooler nails @ 6" o.c. or drywall screws @ 6" o.c. when framing is maximum 24" o.c.

1/2" Gypsum Board at Walls:

- Fasten with 5d cooler nails @ 8" o.c. or drywall screws @ 16" o.c. when framing is maximum 16" o.c.
- Fasten with 5d cooler nails @ 8" o.c. or drywall screws @ 12" o.c. when framing is maximum 24" o.c.