

REQUIREMENTS FOR GARAGE AND CARPORT PERMITS IN APACHE COUNTY

COMPLIANCE WITH ALL THE APACHE COUNTY ADOPTED BUILDING CODES, ADDITIONS, ADDENDUMS, AND ZONING REGULATIONS IS MANDATORY FOR ALL CONSTRUCTION AND DEVELOPMENT WITHIN APACHE COUNTY WILL BE ENFORCED. BECOME AWARE OF THE REGULATIONS AND REQUIREMENTS BEFORE PROCEEDING WITH ANY PROJECT.

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT THE FOLLOWING:

1. Provide Two (2) sets of plans including site/plot plan indicating setbacks, foundation, floor, electrical, floor and roof framing, and front and side cross-section of building.
2. Show and reference on foundation plan with details, that there are two (2) #4 rebar in footing.
3. Footing placed at least 18" below grade into excavated undisturbed soil or approved compacted fill.
4. Masonry or Concrete Stem wall according to Apache County Building Safety Codes. Vertical reinforced every 48" with minimum of #4 rebar from footing to top stem. Grouted bond beam with #4 rebar.
5. Provide grade and species of all wood.
6. All sill plates pressure treated or foundation grade redwood.
7. Provide braced walls and or alternate braced walls (garage and dwelling walls less than 4 feet and with 12' feet of the end of the wall) with, a minimum of two listed hold-down devices capable of at least 1,800 lbs, uplift, at each panel end studs.
8. Specify all hangers used.
9. Indicate sizes and spans of all headers, beams, lintels in all bearing walls.
10. Maximum spans at re-lined areas appear over-spanned.
11. **Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.** Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

12. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings onto the garage
13. Appliances having an ignition source shall be elevated such that the sources of ignition is not less than 18" above the floor of the garage.
14. Provide protection barrier against vehicular damage for heating/cooling equipment and water heaters installed in garage area.
15. The garage shall be separated from the residence and its attic area by not less than ½ inch (12.7mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by no less than 5/8 inch (15.9mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½ inch (12.7mm) gypsum board or equivalent.
16. Garage floor surfaces shall be approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to drain or toward the main vehicle entry doorway.
17. Carports shall be open on at least two (2) sides. Carport floor surfaces shall be of approved noncombustible material. Carports not open on at least two (2) sides shall be considered a garage and shall comply with the provisions of this section for garages. **Exception:** Asphalt surfaces shall be permitted at ground level in carports. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or towards the main vehicle entry doorway.
18. Automatic garage door openers, if provided, shall be listed in accordance with UL325.
19. At least one receptacle outlet shall be installed in each attached garage or detached garage that is provided with electrical power. All 125-volt, single-phase, 15 or 20 ampere receptacles installed in garage shall have ground-fault-circuit-interrupter. **Exceptions:** 1) Receptacles that are not readily accessible. 2) A single receptacle or a duplex receptacle for two (2) appliances located within dedicated space for each appliance that in normal

use is not easily moved from one place to another, and that is cord-and-plug-connected.

20. At least one wall switch-controlled lighting outlet shall be installed in attached garages, and detached garages with electric power. At least one wall switch-controlled lighting outlet shall be installed to provide illumination on the exterior side of each outdoor egress door having grade level access. A vehicle door in a garage shall not be considered as an outdoor egress door.