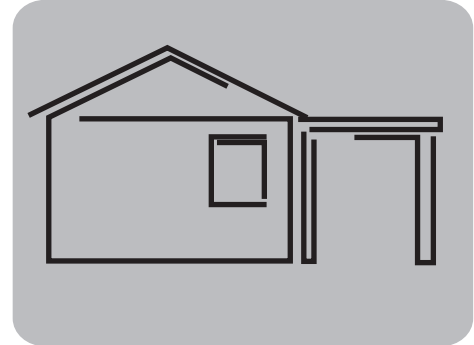
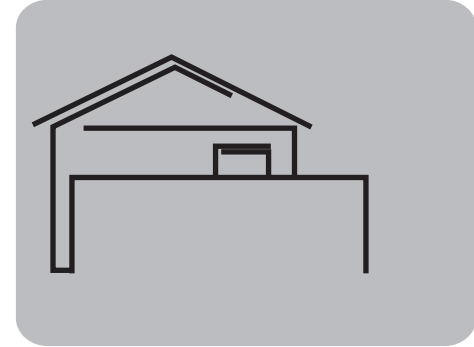


**Residential
Carport
Enclosure to
Garage
Details**





CITY OF SCOTTSDALE SUBMITTAL REQUIREMENTS FOR RESIDENTIAL CARPORT ENCLOSURE TO GARAGE

This information covers the basic requirements for the enclosure of an existing carport on a single-family residence. A building permit is required to modify a carport to a garage. Any electrical that is added to an existing carport or garage also requires a permit. This should not be considered as a complete list of code requirements. Inspections must be passed before the work is considered completed by the City of Scottsdale.

A. DEFINITIONS

A carport is an accessory structure or portion of a main building with two or more open sides designated for the parking of motor vehicles. Enclosed storage facilities may be provided as part of a carport.

B. LOCATION

The location of the existing carport must meet the setback requirements for your property zoning. If your property is located in a planned community development with amended standards or if you do not know your zoning, please search the Property Information Request website at www.ScottsdaleAZ.gov, search "property information".

NOTE: Setbacks are measured from property lines.

C. PERMIT AND PLAN REQUIREMENTS

- Plot plan-provide a plot plan (see attached example) showing the streets, property lines, lot dimensions, location of the existing house on the lot and the location of the existing carport. Provide the setback dimensions from property lines and any existing structures that may be adjacent to the building area. You may check with the City Records Department (480-312-2356) to see if there is an existing site plan on file for your property. If one is not available, you can get a copy of your subdivision lot showing the lot dimensions and any easements that may be on your property.
- Building plans-the attached building plans are for your use. You cannot exceed the building dimensions that are shown. Provide the actual dimensions for the new walls and the area to be enclosed. Include the location of any existing doors or windows that may now open to your carport from the residence.

D. INSPECTION REQUIREMENTS

You will be provided an inspection card that will list and detail the required inspections. The following list is for your information and may vary depending on what you will be including in your building.

- A miscellaneous footing inspection.
- A rough framing inspection NOTE: if you are providing electrical you will also need a rough electrical inspection.
- Wall board/drywall inspection (if being installed)
- A final inspection for framing and electrical (if applicable)

Phone Numbers:

Inspection Services	480-312-5750
Development Services-	
Planning and Zoning Division	480-312-2500
Automated Inspection	
Request Line	480-312-5796

ABBREVIATIONS:

W/N=WITHIN

O.C.=ON CENTER

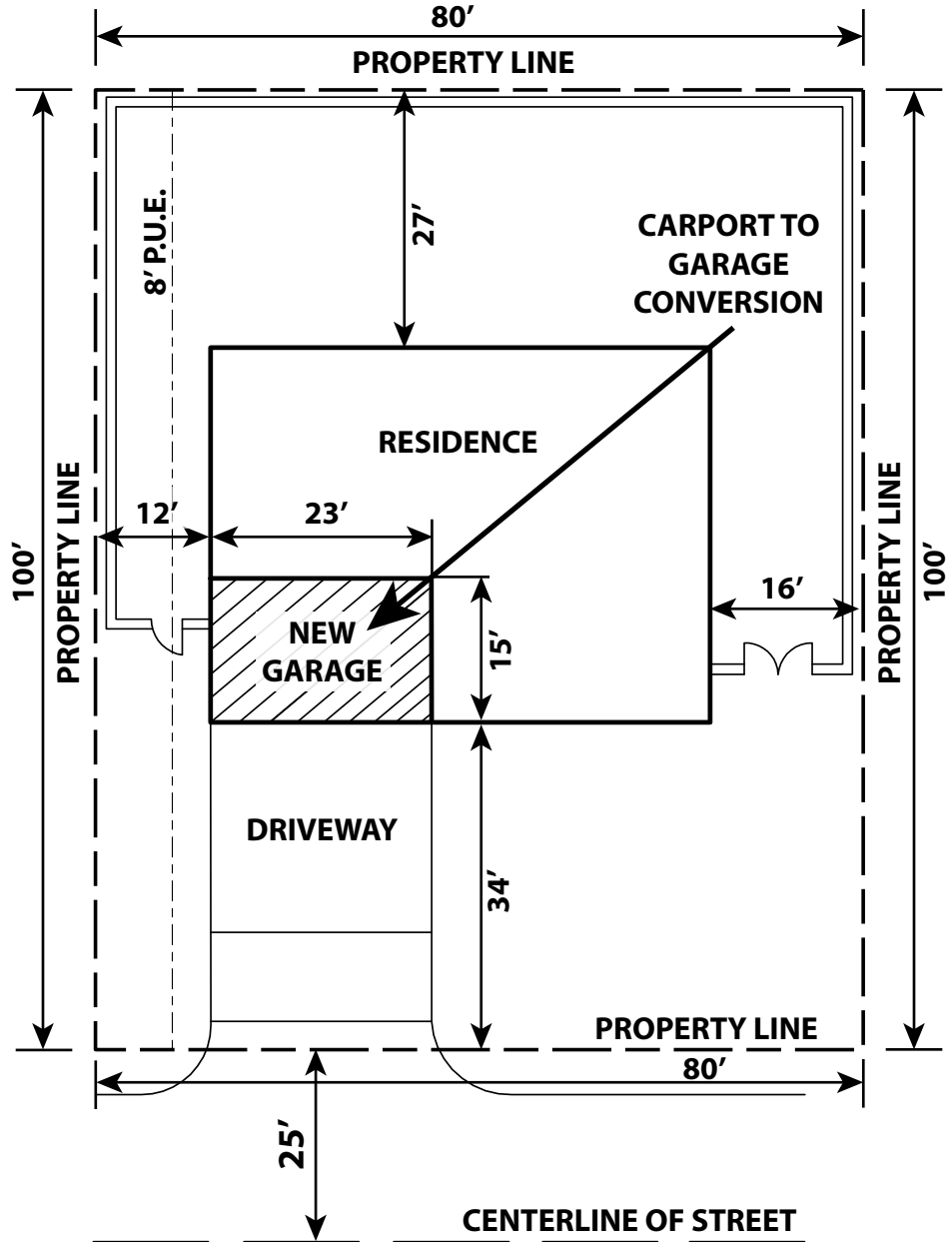
PRESS.=PRESSURE TREATED

P.U.E.=PUBLIC UTILITY EASEMENT

SITE PLAN

****CARPORT TO GARAGE EXAMPLE ONLY****

ADDRESS:
APN: XXX-XX-XXXX
Q.S.: XX-XX
SUBDIVISION:
LOT #:
ZONING:
LOT AREA: 8,000 SQ FT
EXISTING:
 HOUSE: 1,688 SQ FT
 CARPORT: 345 SQ FT
PROPOSED:
 HOUSE: 1,688 SQ FT
 GARAGE: 345 SQ FT



PLEASE NOTE:

- SITE PLAN MUST MATCH CONFIGURATION FOR YOUR LOT AND MUST BE SCALED
- DIMENSIONS OF PROPERTY AND EASEMENTS AVAILABLE FROM RECORDS DEPT. SHOW DIMENSIONS FROM PROPERTY LINES AND ALL EXISTING STRUCTURES, WALLS, AND SWIMMING POOLS
- SHOW LOCATION AND SIZE OF ALL DRAINAGE OPENING IN BLOCK WALLS

Written and bar
 SCALE
 1" = 20'
 Use engineering
 20'

N

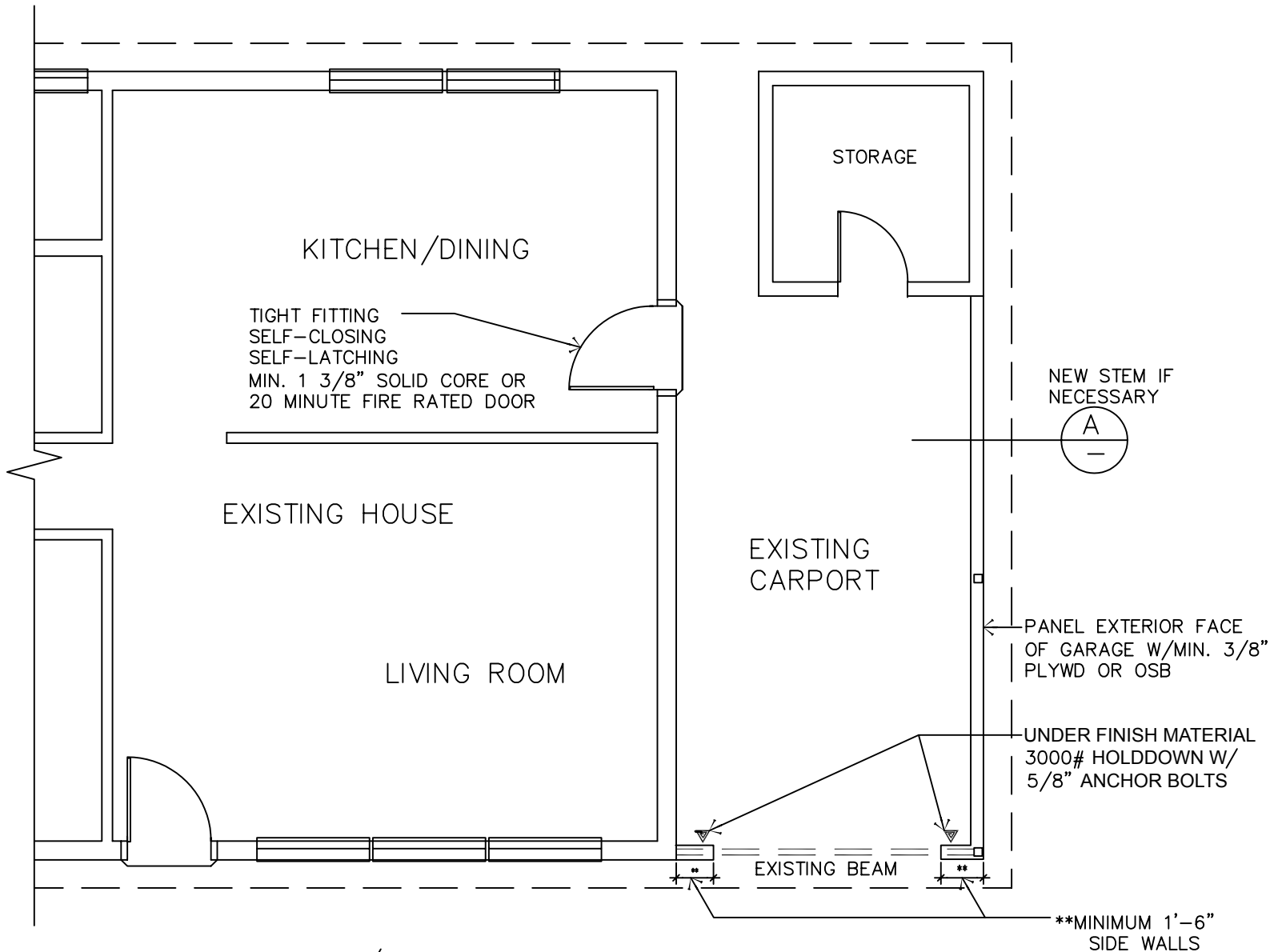
PROVIDE 3 COPIES OF SITE PLAN

FEMA BLOCK

Community Number	Panel Number	Panel Date	Suffix	FIRM Date	FIRM Zone	Base Flood Elevation (AO Zone, use depth)
045012						

PROVIDE AT LEAST ONE GFCI PROTECTED OUTLET, IN ADDITION TO ANY PROVIDED FOR SPECIFIC EQUIPMENT (IE GARAGE DOOR OPENERS)

GARAGE/DWELLING SEPARATION SHALL BE PROVIDED BY 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE TO SEPARATE THE GARAGE FROM THE RESIDENCE AND ATTIC OR MASONRY WALLS.



CARBON MONOXIDE AND SMOKE DETECTORS REQUIRED IN ALL NEW AND EXISTING AREAS OF HOUSE

CARPORNT/GARAGE CONVERSION PLAN

SHOW LOCATION OF POSTS AND COLUMNS
SHOW LOCATION OF ANCHOR BOLTS AND HOLD DOWNS

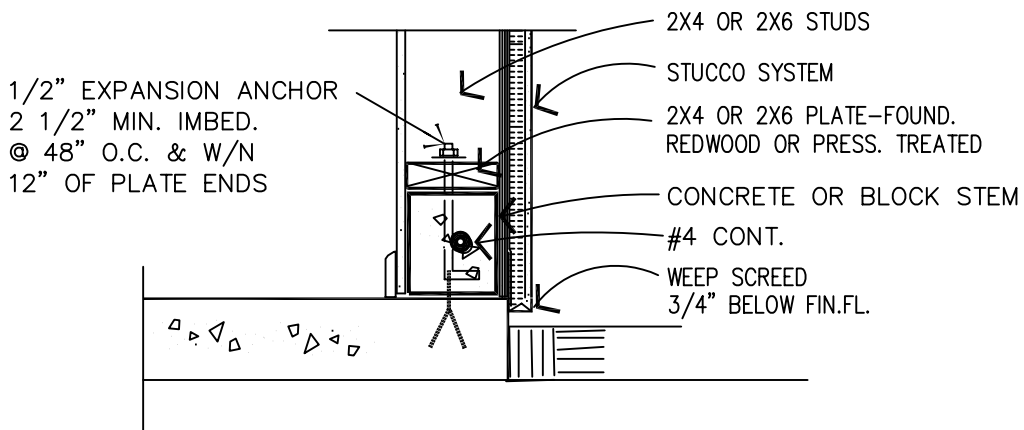
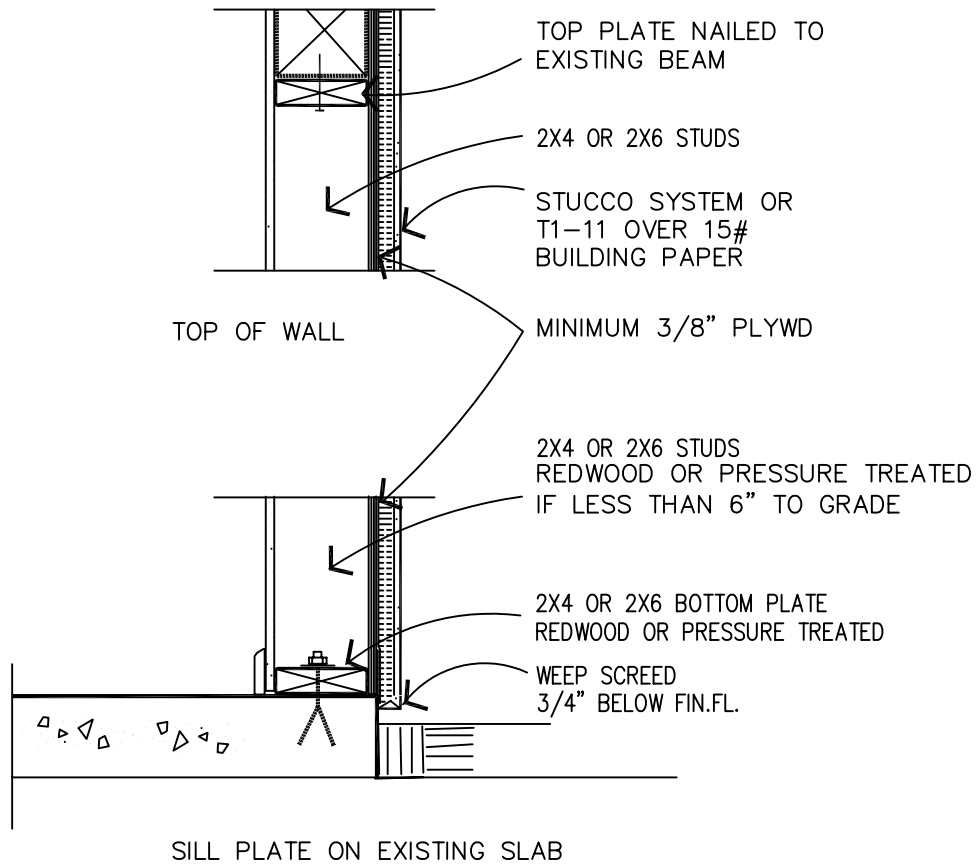
NEW STEM IF NECESSARY
A

PANEL EXTERIOR FACE OF GARAGE W/MIN. 3/8" PLYWD OR OSB

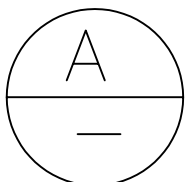
UNDER FINISH MATERIAL 3000# HOLDDOWN W/ 5/8" ANCHOR BOLTS

EXISTING BEAM

**MINIMUM 1'-6" SIDE WALLS



EXTERIOR INFILL WALL BETWEEN EXISTING POST AND BEAM CONSTRUCTION



CARPORT/GARAGE CONVERSION

Nailing Schedule

Include the Nailing Schedule in the Final Plans.

Building Elements	# and Type of Fastener	Spacing of Fasteners
Joist to sill or girder, toe nail	3-8d	
Sole plate to joist or blocking, face nail	16d	16 - o.c.
Top or sole plate to stud, end nail	2-16d	
Stud to sole plate, toe nail	3-8d or 2-16d	
Double studs, face nail	10d	24 - o.c.
Double top plates, face nail	10d	24 - o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16 - o.c.
Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-16d	
Blocking between joists or rafters to top plate, toe nail	3-8d	
Rim joist to top plate, toe nail	8d	6 - o.c.
Top plates, laps at corners and intersections, face nail	2-10d	
Built-up header, two pieces with ½ - spacer Edge	16d	16 - o.c. each
Ceiling joists to plate, toe nail	3-8d	
Continuous header to stud, toe nail	4-8d	
Ceiling joist, laps over partitions, face nail	3-10d	
Ceiling Joist to parallel rafters, face nail	3-10d	
Rafter to plate, toe nail	2-16d	
1x brace to each stud and plate, face nail	2-8d	
Built-up corner studs	10d	24 - o.c.
Roof rafters to ridge, valley to hip rafters toe nail face nail		4-16d 3-16d
Rafter ties to rafters, face	3-8d	

Wood structural panels, subfloor, roof and wall sheathing to framing

	Fastener	edges	intermediate
5/16 – ½	6d common nail (subfloor, wall) 8d common nail (roof)	6 6	12 12
19/32 – 1	8d common nail	6	12
1 1/8 – 1 ¼	10d common nail or 8d deformed nail	6 6	12 12
Celluloisc fiberbd Sheathing	1 ½ galv. Roofing nail	3	6

- All nails are smooth-common, box or deformed shanks except where otherwise stated.
- Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater
- Four-foot-by-8-foot or 4-foot-by-9 foot panels shall be applied vertically.