



Community Development Department
31 E 5th St.
Tempe, Arizona 85281

480-350-8341
480-350-8677 (fax)
www.tempe.gov

Residential

Carport to Garage

Conversion



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CARPORT TO GARAGE CONVERSION

Definitions:

Carport

A structure primarily used for parking vehicles, which is open on at least two (2) sides.

Garage

A structure primarily used for parking vehicles which is not open on at least two (2) sides.

Building Permit Required: The Tempe Administrative Code as adopted by the City of Tempe requires that a building permit be obtained before converting a carport to a garage.

Building Permit Requirements:

Permit Application

Completed applications must include:

- | | |
|--|---|
| ☐ Project name and address | ☐ Proposed “use” of building |
| ☐ Applicant’s name and phone number | ☐ Estimated cost of project |
| ☐ Description of work | ☐ Applicant’s signature |

Construction Plans (See examples)

Two (2) sets provided by applicant must include:

Examples with fill-in information maybe used as some of the required plan sheets.

☐ Site Plan (dimensioned) 8-1/2” x 11” copy showing the existing location, size and setbacks and reference to existing site specifics, i.e., property lines, existing residence, pool, etc.

☐ Floor plan (dimensioned) showing overall building size, existing and proposed room locations, existing and proposed new window(s)/door(s) size/location(s). Note existing and proposed electrical outlet(s)/light(s) locations.

☐ Sections/Details of the existing walls, columns, beams and the proposed new walls specifying materials and existing roof framing system/roof slope.

Removal of existing columns and/or beams will require additional Construction Drawings providing any/all structural details and connections, i.e., footing type/size/depth, wall to footing connection and wall size/type for plan review.

General Requirements

1. All receptacles, unless dedicated to a specific appliance, shall be GFCI protected. There shall be at least one GFCI receptacle in the garage. If no GFCI receptacle exists on the front exterior of the house, one shall be installed in a weatherproof box.
2. A garage shall be separated from the residence and its attic area by not less than one layer of ½ inch gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than one layer of 5/8 inch Type “X” gypsum board or equivalent applied on the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½ inch gypsum board or equivalent.

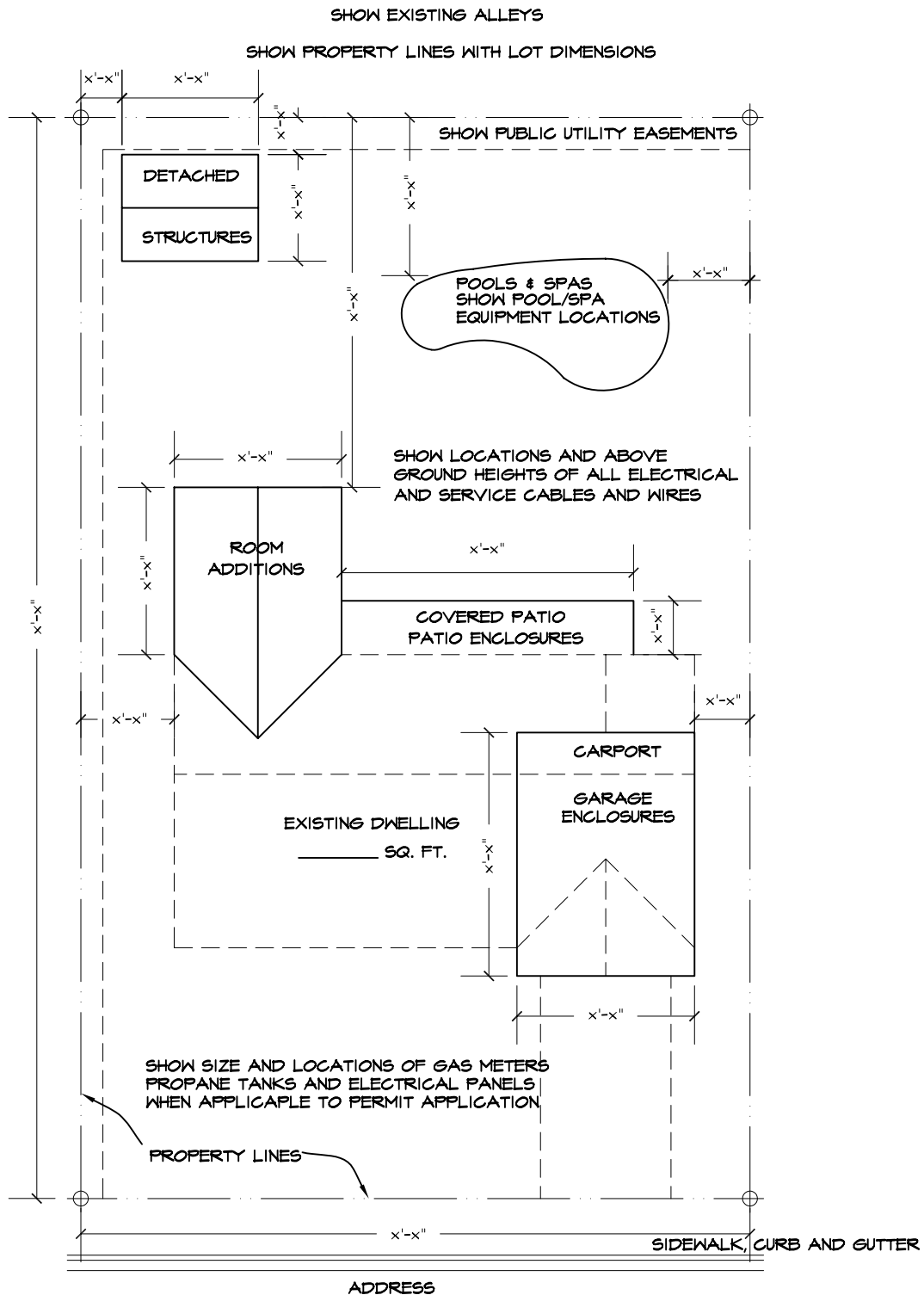


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General Requirements

3. There shall be no unprotected openings in the wall or ceiling between the garage and the home interior, i.e., windows, non-steel ducts, central vacuum piping, etc. (Openings may be protected with fire shutters, fire dampers, or other tested and listed products. Ask your inspector for some help in this area, if you are unsure how to handle your specific situation.)
4. Between the garage and the interior of the house, any door shall be self-closing, tight-fitting, solid wood door with a 1-3/8 inches minimum thickness, or you may install a self-closing, tight fitting door having a fire protection rating of not less than 20 minutes. (This door shall be listed by an independent testing laboratory shall have a label stating its fire rating, affixed to the door.)
5. Any man-door to the exterior shall have an exterior light, controlled by a switch, and a landing at least 3'x3'. If the door swings out over the landing, a step greater than 1.5" is not allowed.
6. Gas water heaters, accessible from within the garage, shall be installed on a platform so any flame is at least 18" above the floor.
7. Smoke detectors shall be installed in each bedroom, outside of each bedroom, and on each level as required by IRC, Section R313.1; this includes all existing and new bedrooms.



- ▣ GIVE DIMENSIONS REPRESENTED BY x'-x" WHEN APPLICABLE TO PERMIT APPLICATION
- ▣ SHOW SIZE AND LOCATIONS OF ALL EXISTING STRUCTURES, POOLS AND SPAS
- ▣ SHOW SIZE AND LOCATION OF OFF STREET PARKING WHEN GARAGE/ CARPORT IS ENCLOSED INTO LIVABLE AREA



SCALE _____" = _____'

For Reference Only

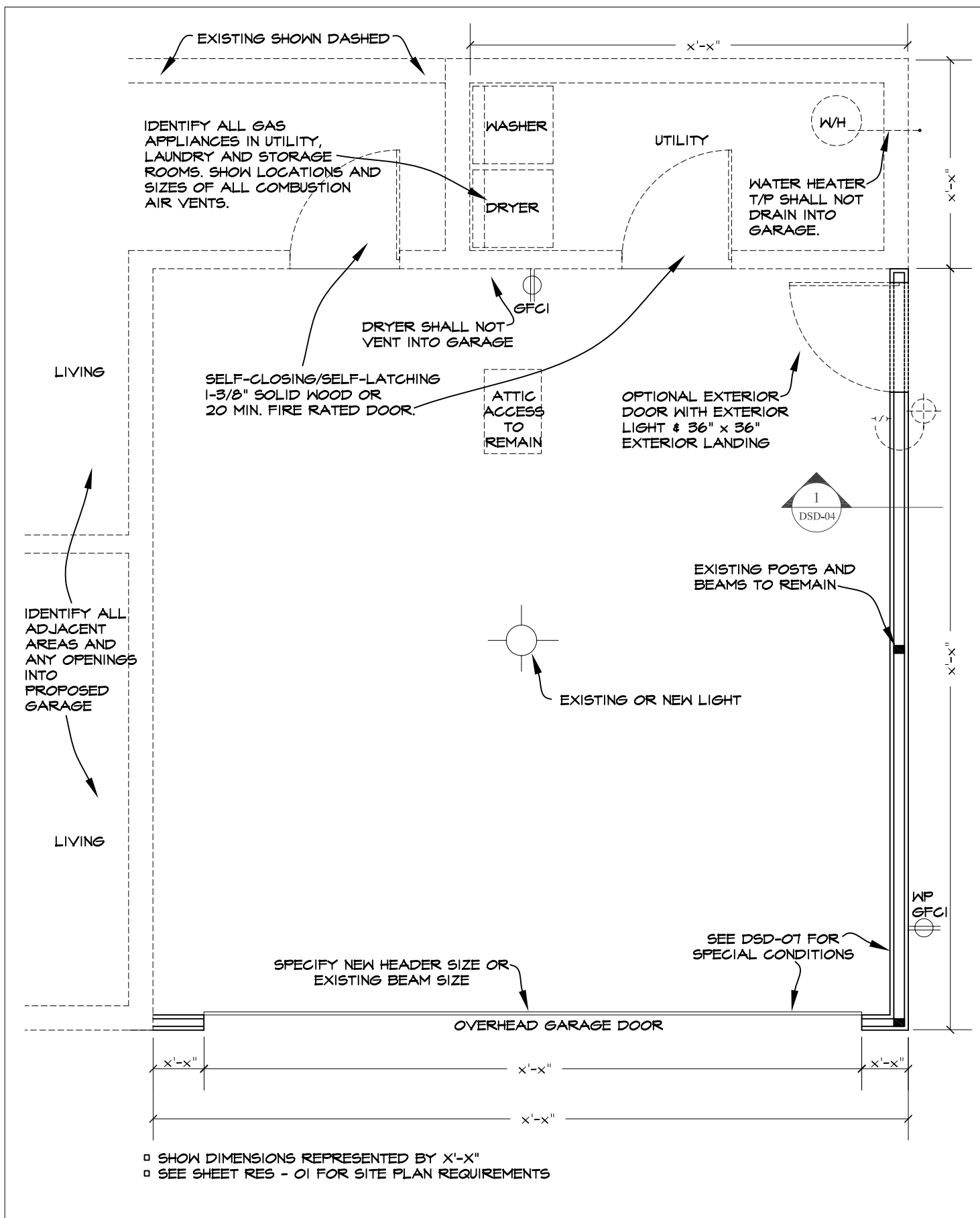
Residential Structures (Example)

Title

Site Plan

Sheet No.

RES - 01



For Reference Only

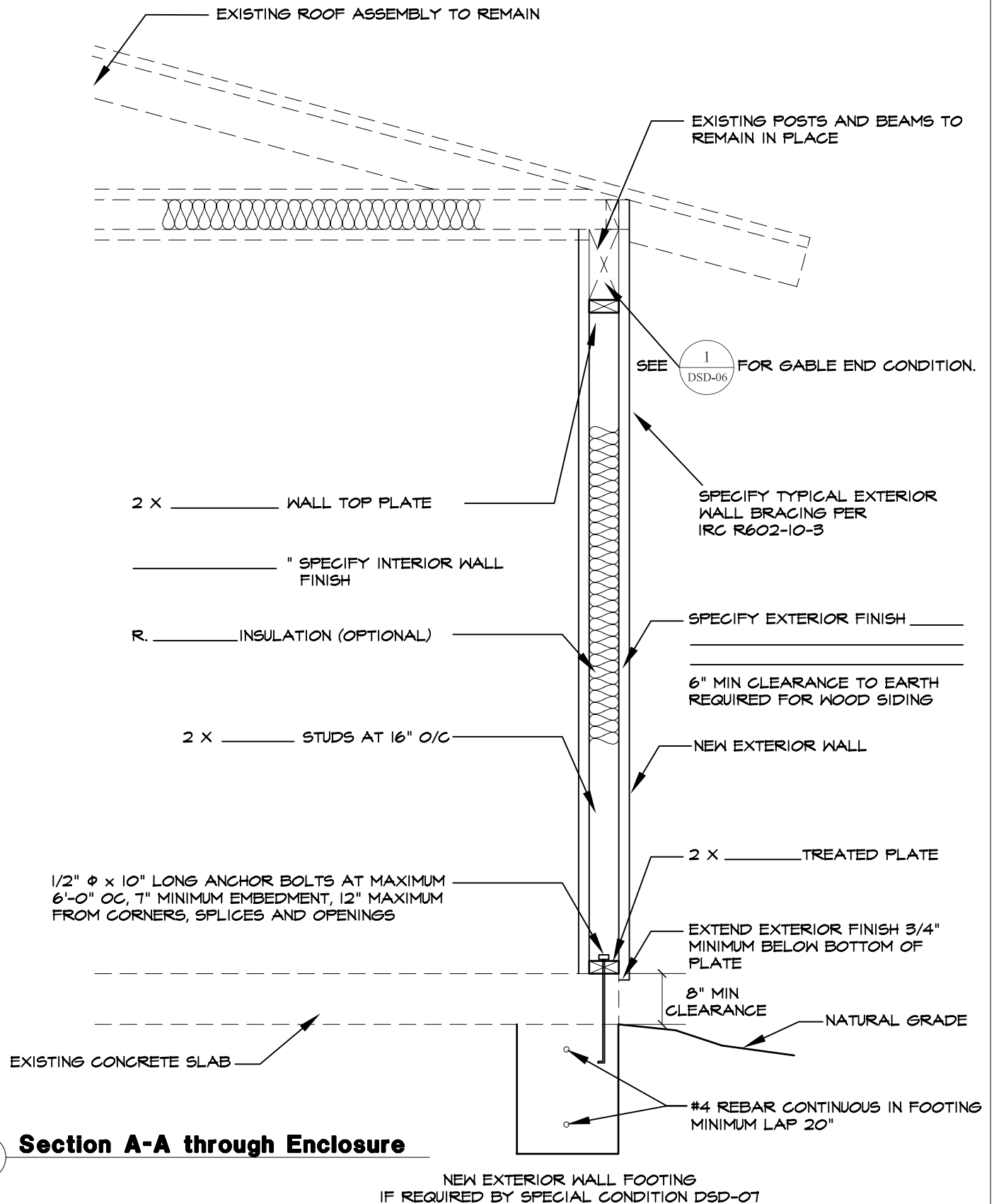
Carport to Garage Conversion

Title

Floor Plan

Sheet No.

DSD - 03



For Reference Only

Carport to Garage Conversion

Title

Typical Wall Section

Sheet No.

DSD - 04

1/2" x 8" ANCHOR BOLTS 6' O.C.

2" x _____ TREATED PLATE

6" WIDE BLOCK GROUTED
SOLID OR CONCRETE STEM

1/2" NUT W/ 2" WASHER

8" MIN CLEARANCE
BOTTOM PLATE TO GRADE

6" MIN CLEARANCE
TO WOOD SIDING

NATURAL GRADE

EXISTING CONCRETE SLAB

6" LONG EMBEDDED 3"
#3 REBAR DOWELS
@48"OC

#4 REBAR CONTINUOUS IN
FOOTING MINIMUM LAP 20"

NEW EXTERIOR WALL FOOTING IF REQUIRED
BY SPECIAL CONDITION DSD-07

For Reference Only

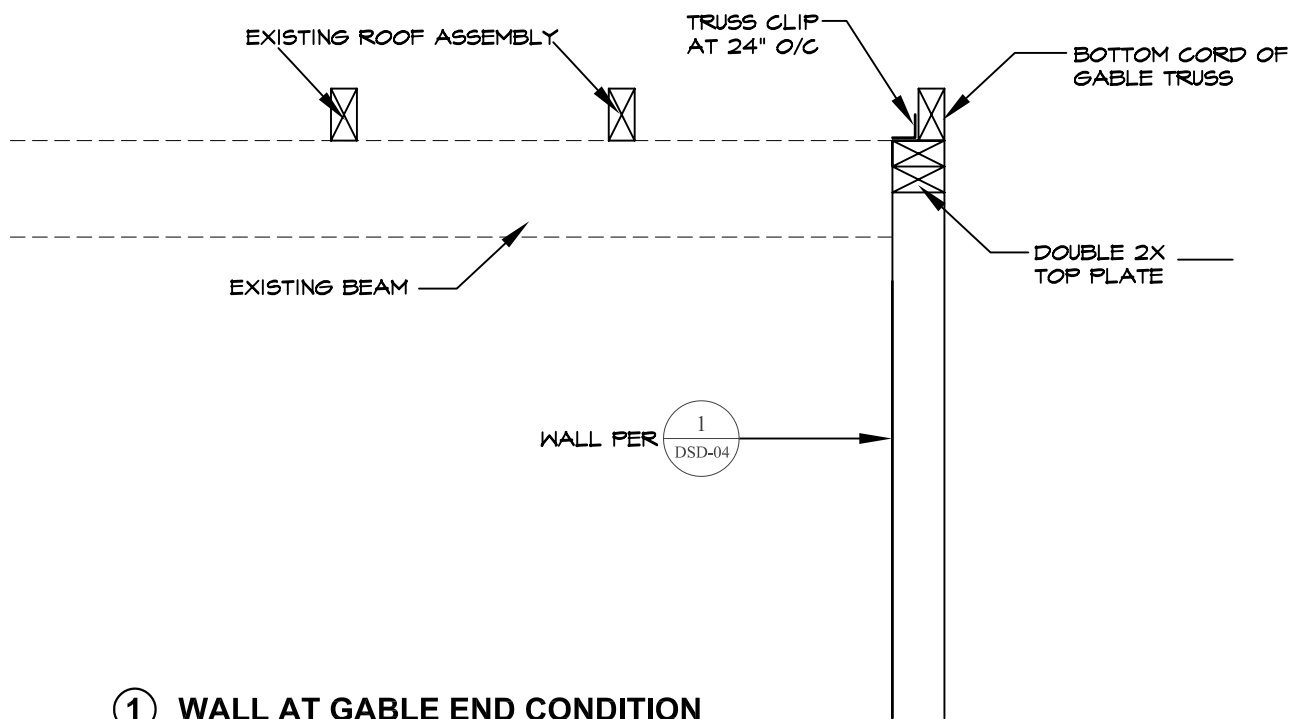
Carport to Garage Conversion

Title

Alternate Stem Detail

Sheet No.

DSD - 05



For Reference Only

Carport to Garage Conversion

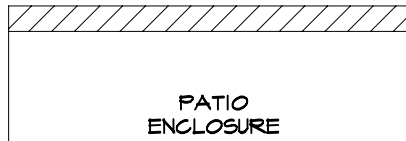
Title

Alternate Details

Sheet No.

DSD - 06

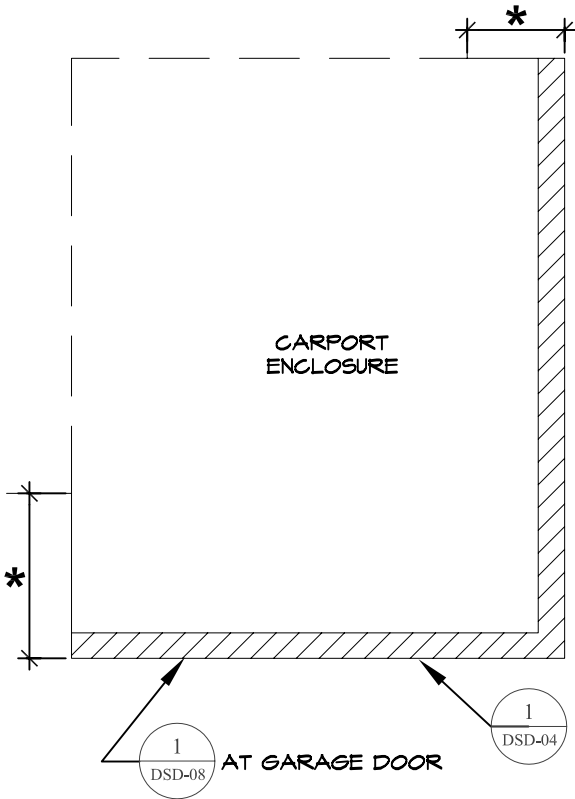
A FOOTING AND WALL BRACING IS REQUIRED
ALONG THE HATCHED WALL LINE



1
DSD-04

EXISTING HOUSE

CARPORT
ENCLOSURE

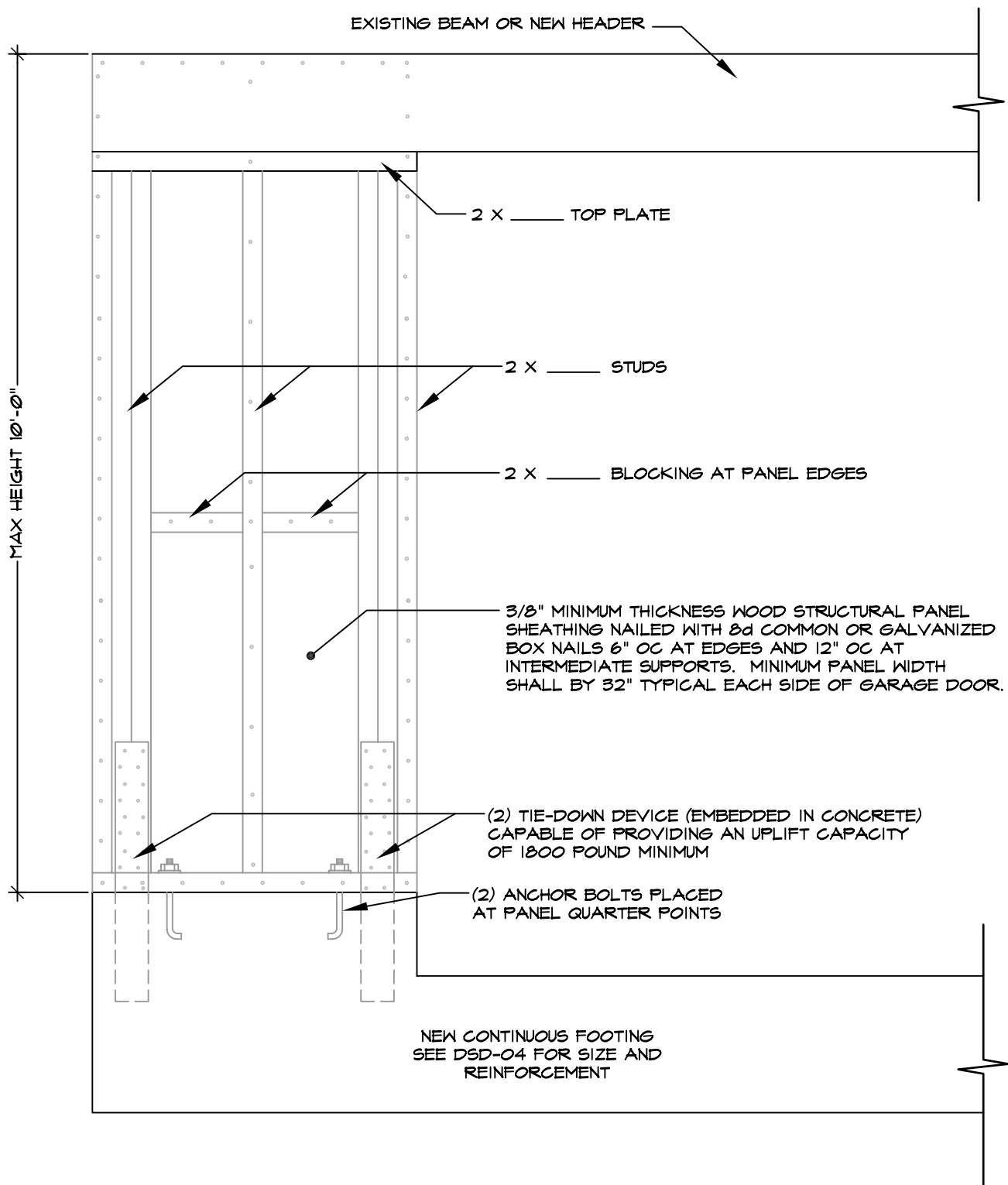


* IF THIS DIMENSION IS GREATER THAN 4', A FOOTING AND WALL BRACING WILL
BE REQUIRED AS INDICATED ALONG THE HATCHED  WALL LINES.

For Reference Only

Carport to Garage Conversion

Title
Special Conditions
Sheet No.
DSD - 07



① TYPICAL GARAGE DOOR WALL BRACING

For Reference Only

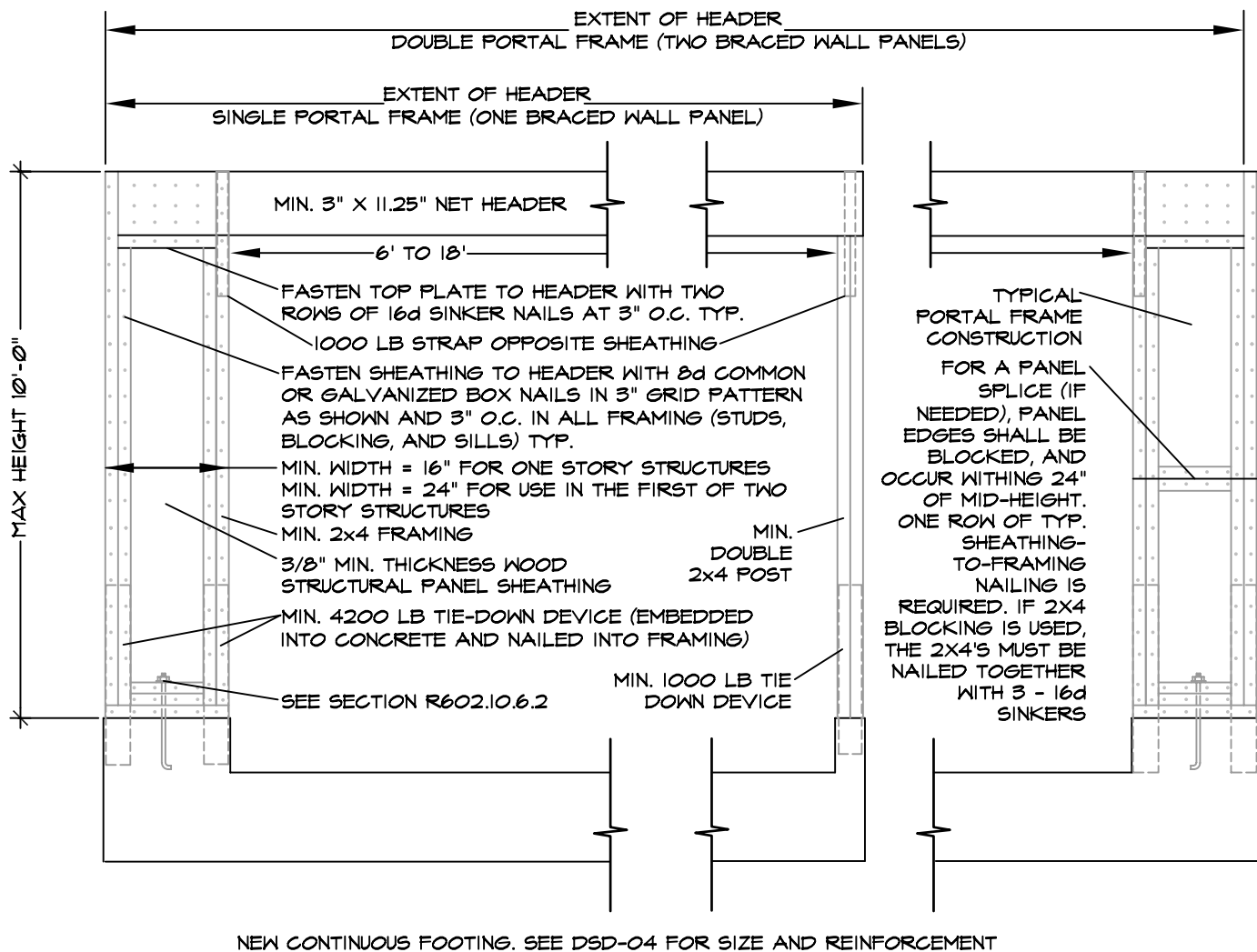
Carport to Garage Conversion

Title

Garage Wall Bracing

Sheet No.

DSD - 08



① GARAGE DOOR WALL BRACING
ALTERNATE TO DSD-08

For Reference Only

Carport to Garage Conversion

Title

Alternate Wall Bracing

Sheet No.

DSD - 09