



GARAGE CONVERSION GUIDELINE

www.LasVegasNevada.gov/BuildingPermits

Phone: (702) 229-6251

- * Provide site plan indicating distance from property lines to the building on all sides. Provide measurement on example site plan from the property line to the closest part of the building on sheet S (site plan).
- * Provide IECC (International Energy Conservation Code) calculations – Electronically signed by architect, contractor or homeowner, or digitally signed by an engineer or Provide R-20 or R-13+5(continuous) insulation in exterior walls. Provide R-38 insulation above ceiling where no conditioned space is above. IECC Table R402.1.2.
- * Indicate the intended use for the room Bedroom or family room/office. Circle use on sheet F (floor plan). Provide dimensions on sheet F (floor plan).
- * Indicate how the garage door opening will be filled in option 1 or option 2 on the typical Garage Enclosure Detail.
- * Provide weep screed as required in R703.7.2.1 and shown on sheet W.
- * Provide attic access 22x30 minimum if the attic space is 30 inch clear head space or greater. R807.1 unless access is already provided.
- * Provide A/C and heating duct from house unit (R-8) minimum, unless providing a new HVAC unit. If a new HVAC unit is added, electrical load calculation shall be completed and submitted with application.
- * Provide electrical outlets spaced 12 feet maximum and within 6 feet maximum of openings in the wall. All outlets are required to be Arc Fault Current Interruption type. See sheet F for typical requirement.
- * Provide electrical switches for lighting at entry into the room. See sheet F for typical requirement.
- * Provide attic ventilation 1 square foot for every 150 square feet of attic space.

For conversion to family room/office

- * Provide glazing that is 8% of the total floor area. The portion that opens is a minimum of one-half of the window unless 0.35 air changes per hour or a whole house system providing 15 CFM outdoor ventilation.
- * Artificial light illumination of 6 foot-candles (65 lux).

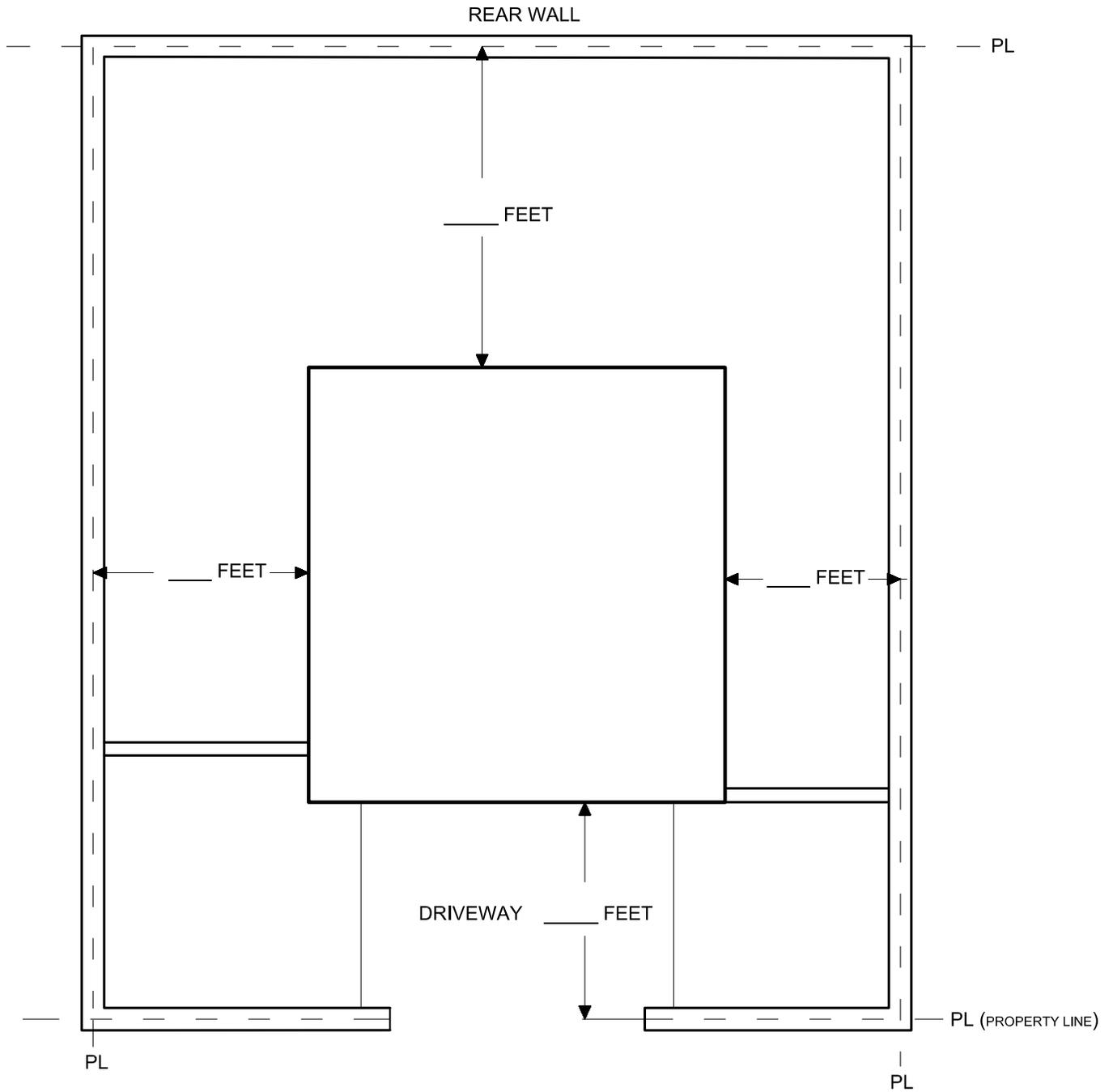
For conversion to bedroom

- * Provide smoke/ carbon monoxide detectors inside and outside of each sleeping room and connected to building wiring with battery backup.
- * Provide glazing that is 8% of the total floor area. The portion that opens is a minimum of one-half of the window.
- * Provide emergency escape and rescue openings by:
 - * Window minimum 5 square feet
 - * Minimum 24 inches net clear height
 - * Minimum 20 inches net clear width
 - Or
 - * Door
- * Fuel burning water heaters located in the garage conversion may be installed in a closet equipped with a listed gasket door assembly and a listed self-closing door and outside combustion air provided as required in 506 of the UPC. (A complete plan submittal may be required)

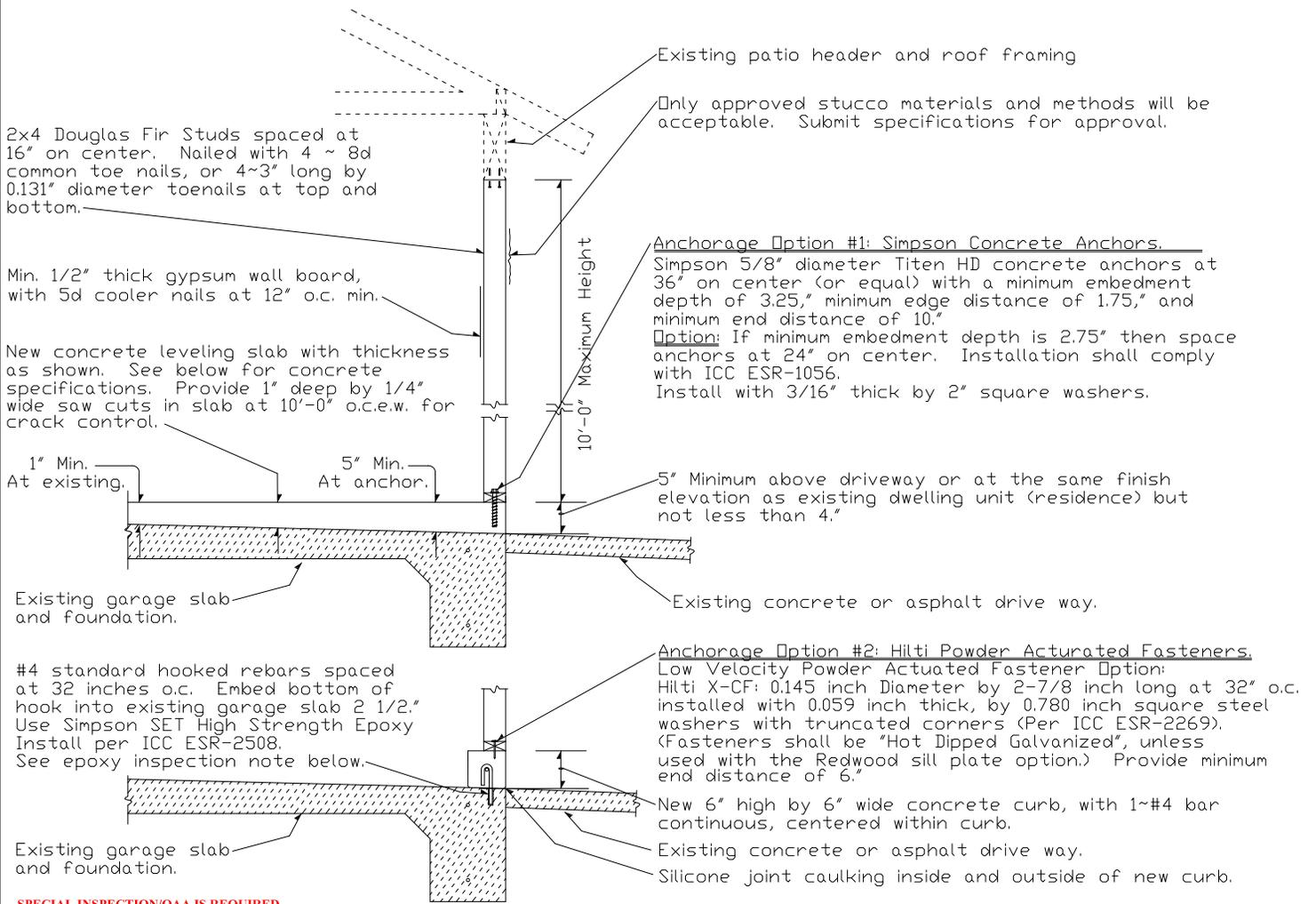
Note: Inspector may require access holes to view concealed work.

CLV WORKSHEET

GARAGE ENCLOSURE



TYPICAL GARAGE ENCLOSURE DETAIL



SPECIAL INSPECTION/QAA IS REQUIRED

1. POST-INSTALLED ANCHORS' QA/SPECIAL INSPECTION (EXPANSION ANCHORS AND/OR CONCRETE SCREWS AND/OR EPOXY ANCHORS) IN HARDENED CONCRETE PER THE EVALUATION REPORT (I.C.C. AND/OR I.A.P.M.O. AND/OR CITY OF LOS ANGELES AND MANUFACTURER'S SPECIFICATIONS) **WILL BE REQUIRED TO BE COMPLETED BY AN APPROVED THIRD PARTY QA/SPECIAL INSPECTION AGENCY.** IF THE ONLY SPECIAL INSPECTION REQUIRED ON THE PROJECT IS POST-INSTALLED ANCHORS THEN THE FORM WILL ACT AS THE QA/SPECIAL INSPECTION AGREEMENT. THE FORMS ARE LOCATED AT THE FOLLOWING WEBSITE ADDRESS AND INCLUDED IN THIS ANNOUNCEMENT. THE FORMS ARE LOCATED AT THE FOLLOWING WEBSITE ADDRESS: [HTTPS://WWW.LASVEGASNEVADA.GOV/GOVERNMENT/DEPARTMENTS/BUILDING-SAFETY/BUILDING-SAFETY-RESOURCES](https://www.lasvegasnevada.gov/government/departments/building-safety/building-safety-resources) UNDER FORMS. IT SHOULD BE NOTED THAT THE BUILDING DEPARTMENT HAS AGREED TO INSPECT POST INSTALLED ANCHOR INSPECTIONS FOR OWNER-BUILDER PROJECTS IF THEY DO NOT HAVE ANY ADDITIONAL SPECIAL INSPECTION REQUIREMENTS. IN THE CASE OF THESE TYPES OF SPECIAL INSPECTIONS (**THAT CITY OF LAS VEGAS' STAFF PERFORMS**), THEY ARE SCHEDULED AS A #160 CITY OF LAS VEGAS' EXPRESS INSPECTIONS AND THEY ARE CHARGED AT ONE HUNDRED SIXTY DOLLARS (\$186.00) PER DISPATCH SCHEDULED INSPECTION WITH ONE (1) HOUR MINIMUM FOR 160 INSPECTIONS. **CALL THE CITY OF LAS VEGAS' EXPRESS INSPECTIONS AT 702-229-6914 TO SCHEDULE.**

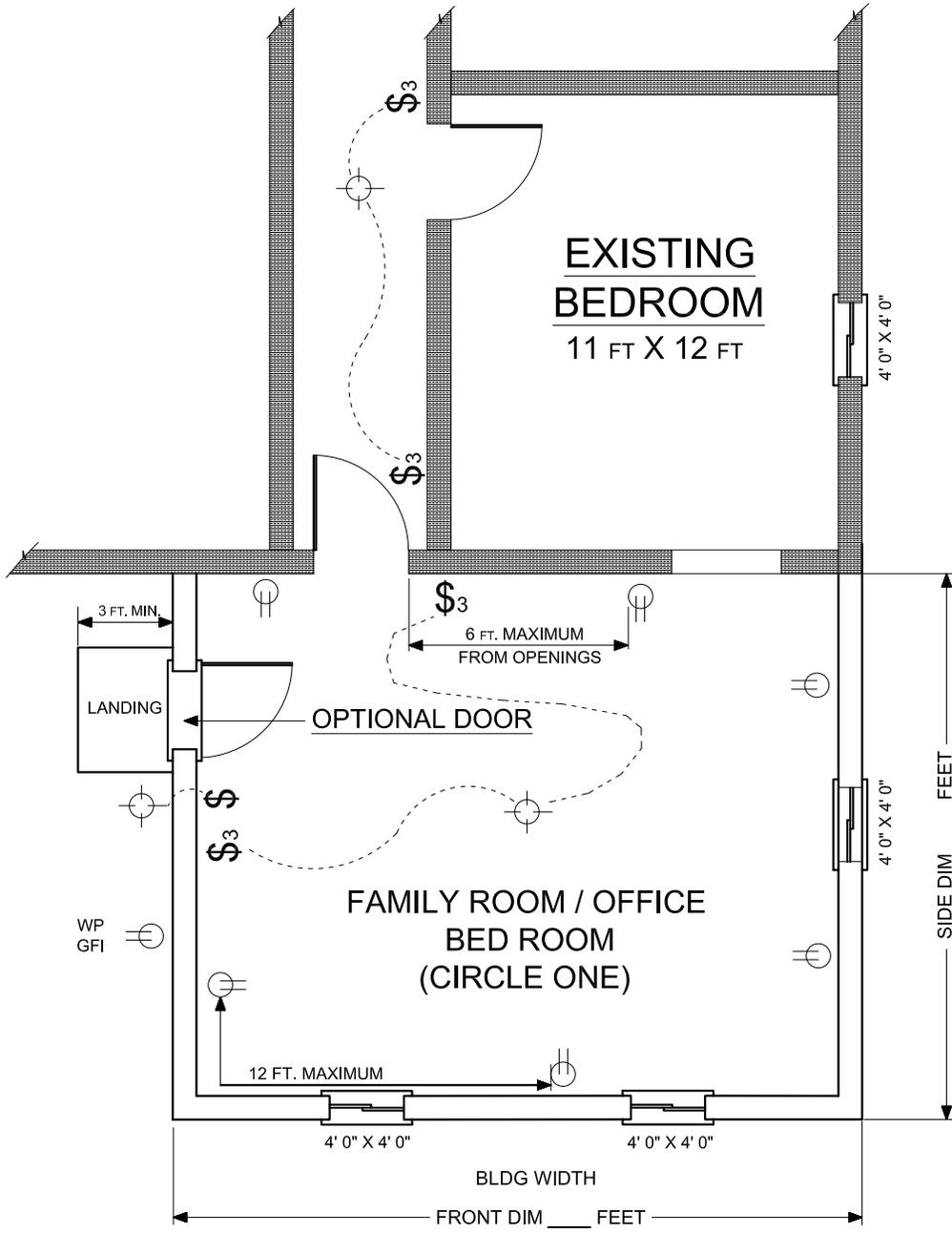
Foundation Options:

Specifications:

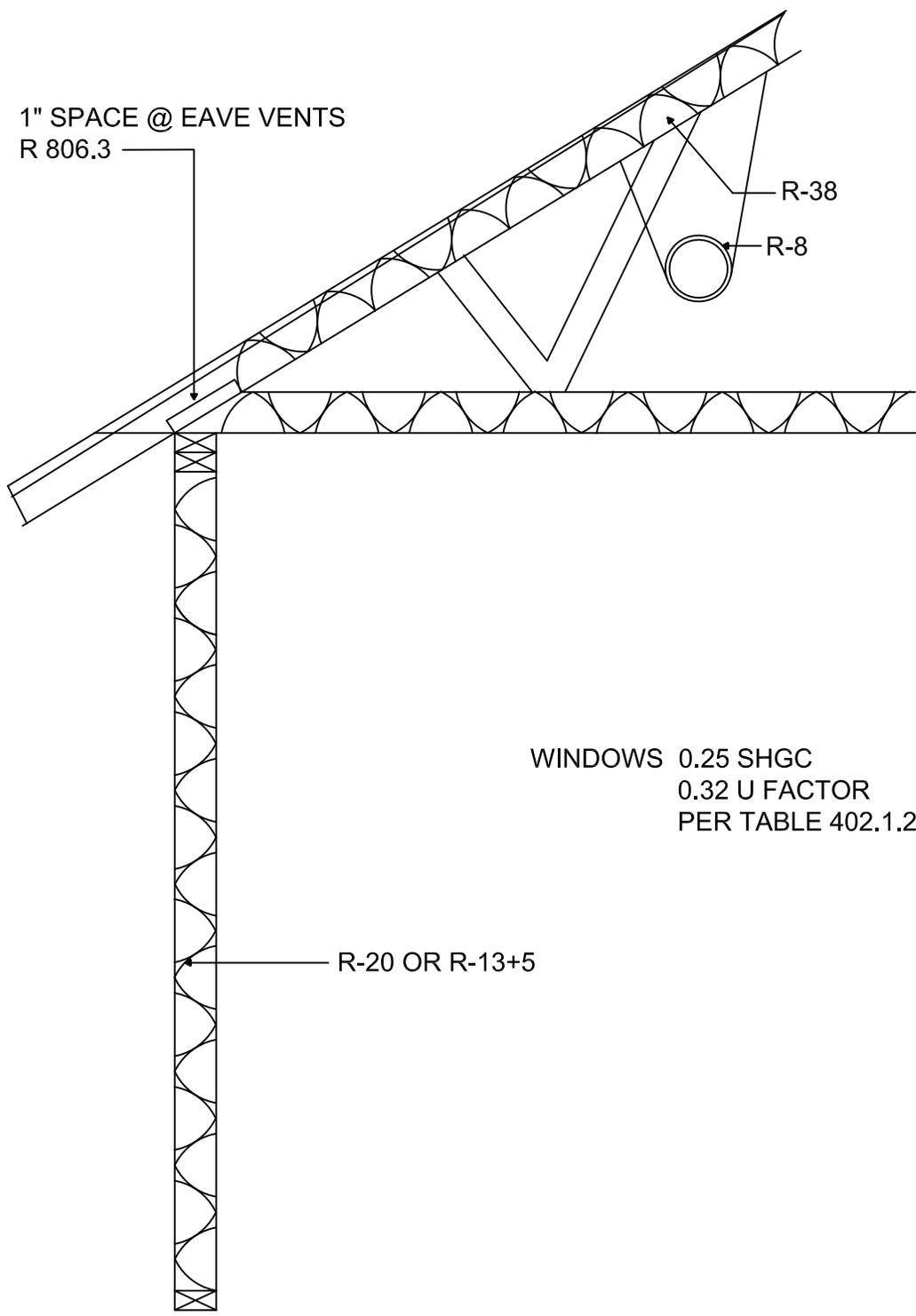
Option1: 2x4 foundation redwood sill plate with simpson 5/8" diameter Titen HD concrete anchors (or equal).

Option2: 2x4 pressure treated sill plate with type A-304 or A-316 stainless steel connectors and fasteners including Simpson 5/8" diameter Titan HD concrete anchors (or equal).

| | |
|---------------|---|
| Anchor Bolts: | ASTM A307 or A316 |
| Reinforcing: | ASTM A615 Grade 40 or 60 |
| Connectors: | Simpson Strong-Tie (or ICC approved equal) |
| Nails: | Common nails only |
| Sill Plate: | Pressure-Treated Douglas Fir ~or~ Foundation Redwood #2 ~of~ Foundation Cedar |
| Wood Studs: | Douglas Fir-Larch (stud grade) |
| Concrete: | 4500 psi (28-day) strength Type V sulfate resistant 0.45 water/ cement ratio |



1" SPACE @ EAVE VENTS
R 806.3

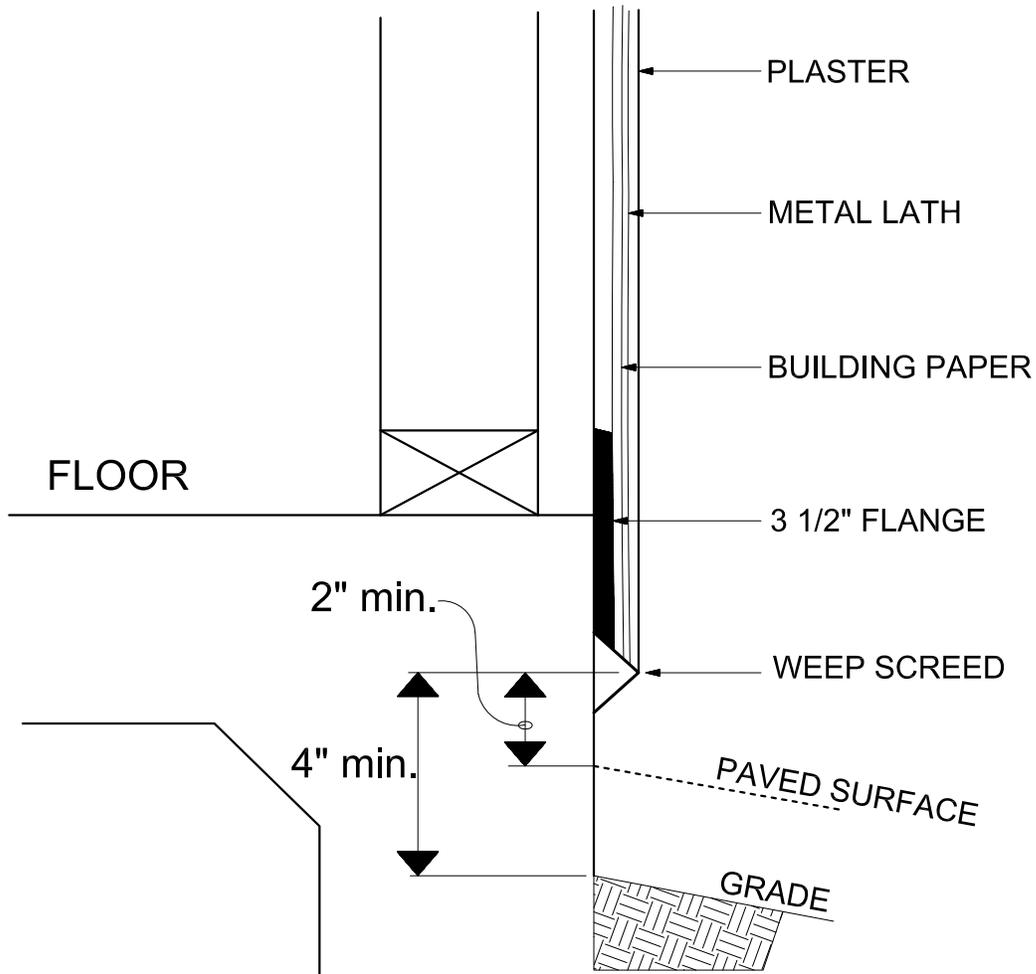


R-38

R-8

WINDOWS 0.25 SHGC
0.32 U FACTOR
PER TABLE 402.1.2

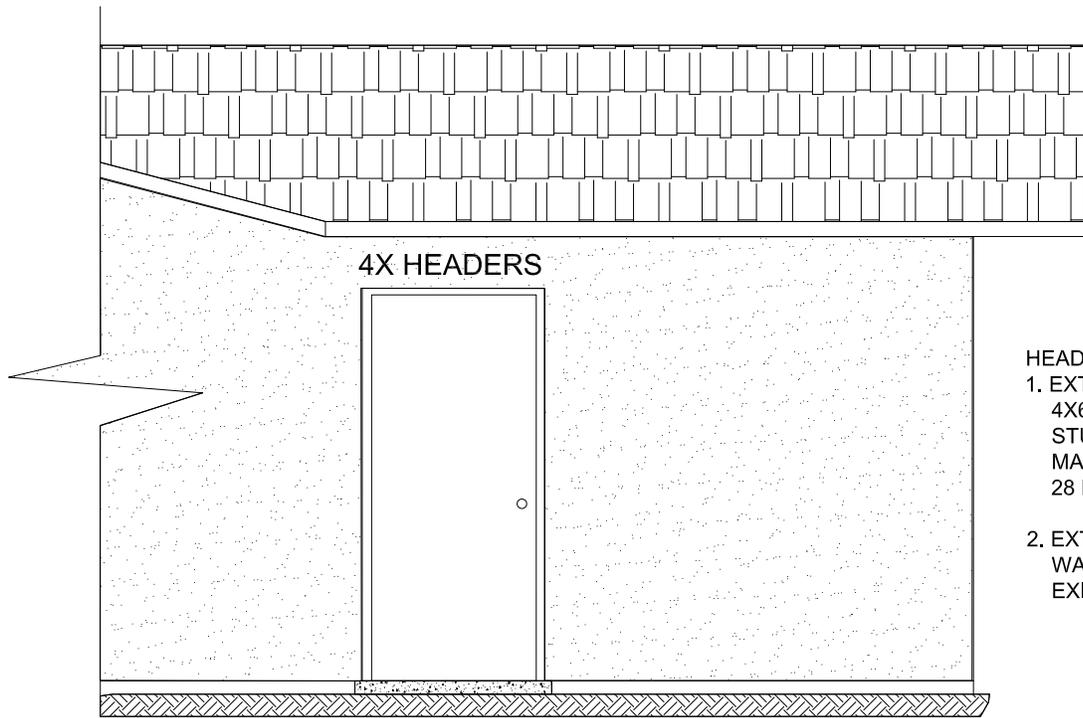
R-20 OR R-13+5



WEEP SCREEDS ARE REQUIRED.

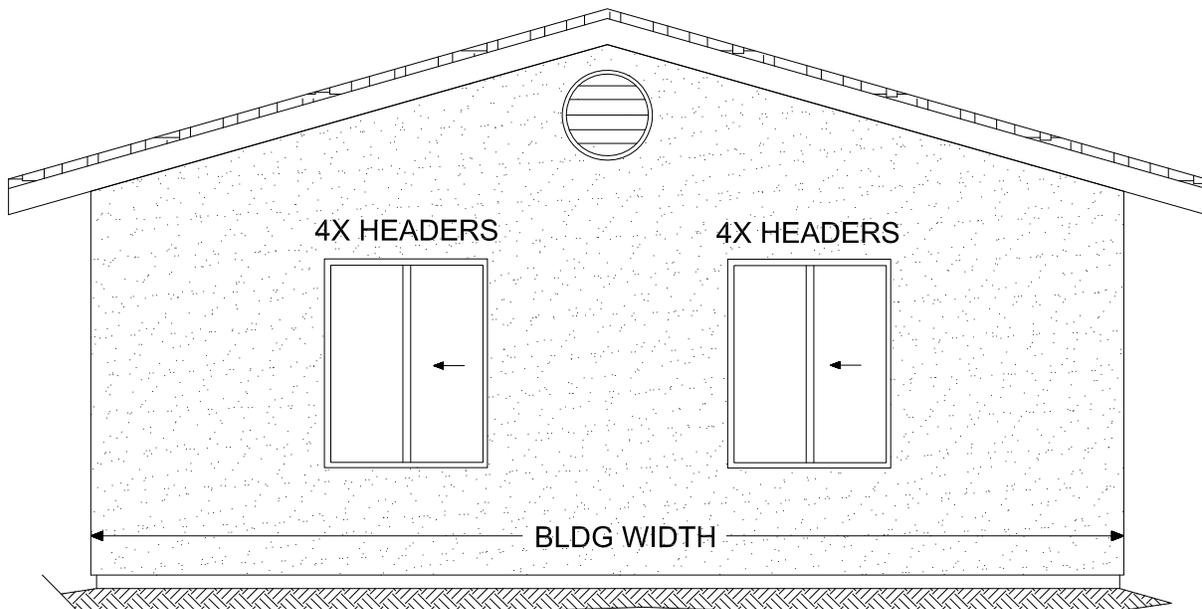
Comply with 2018 IRC. Sec. 703.7.2.1

TYPICAL ELEVATION



- HEADERS:
1. EXTERIOR BEARING WALLS
4X6 DF # 2 WITH 1 JACK
STUD EACH END.
MAX SPAN = 4'-8" FOR
28 FT BUILDING WIDTH.
 2. EXTERIOR NON-BEARING
WALLS 4X4 DF # 2 OR ANY
EXISTING GARAGE HEADER.

SIDE



FRONT

DRAWING NOT TO SCALE