

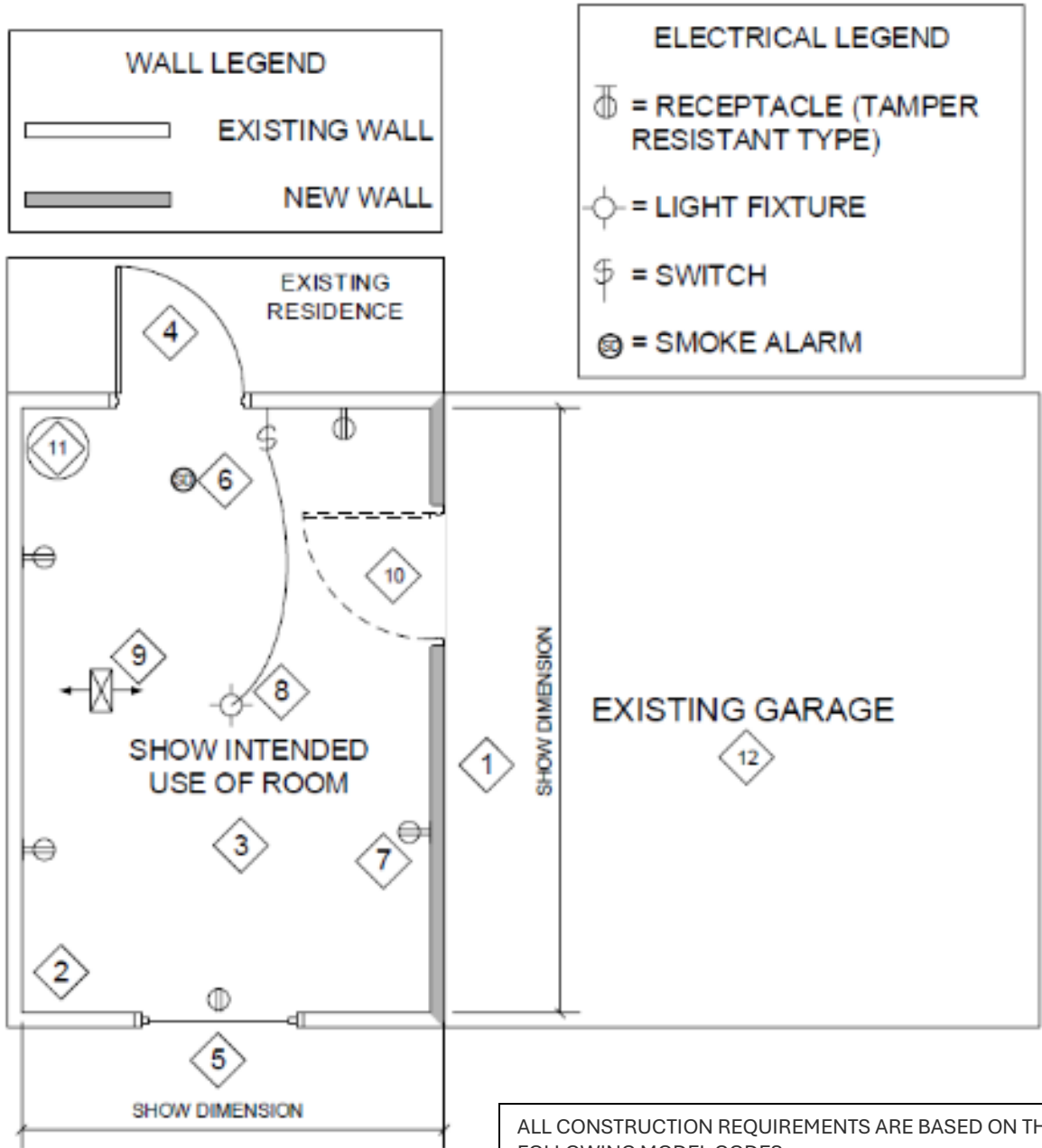


GARAGE CONVERSION FOR TANDEM AND THREE CAR GARAGE

DIRECTIONS:

The following materials are a guide for Garage Conversions. Typical floor plan sample and Building and Safety notes are for reference only.

Approved plans and issued permits are required before construction can begin.



TYPICAL FLOOR PLAN

SHOW SCALE
I.E. 1/4" = 1'-0"

Please reference the number on the notes page.

ALL CONSTRUCTION REQUIREMENTS ARE BASED ON THE FOLLOWING MODEL CODES.

- 2022 CALIFORNIA CODES FOR:
- BUILDING
- PLUMBING
- MECHANICAL
- ELECTRICAL

AS ADOPTED BY THE CITY OF UPLAND MUNICIPAL CODE.



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1. New wall between existing garage and proposed room shall be 2"x 4" studs @ 16" O.C., 2"x 4" double top plate, 2"x 4" double top plate, 2"x 4" pressure treated sill plate attached to the slab with anchor bolts or shot pins @ 4' O.C. & 12" from the ends, 5/8" drywall on the garage side from the floor to" drywall on the garage side from the floor to the roof sheathing or existing garage ceiling, 13 insulation and 1/2" drywall on the room side.
2. Existing exterior wall shall have at least R-13 insulation at least 1/2" drywall on the room side.
3. State whether ceiling is existing or new. If ceiling is new, call-out size and spacing of framing members and R-30 insulation. If living space is above, there are no additional requirements. If attic space above, ventilation is required at a rate of 1 square foot per 300 square feet of attic space. If the attic is 30" in height or greater, a 22" x 30" attic access is required. Access may be obtained from the existing attic access.
4. If proposing to install a new door, show header size and door size.
5. If proposing to install a new window, show header size or state as existing, window size and type, U-factor and SHGC. The room shall have window openings not less than 8 percent of the floor area of the room. One half of the window openings shall open. If the proposed room has a closet, it is considered a bedroom and a bedroom shall have at least one window opening directly to the outside that has a sill height not over 44" from the floor, has an opening not less than 5.7 square feet, at least 20 " in width and at least 24" in height.
6. Smoke alarms shall be installed on the ceiling or wall outside of each sleeping area in the immediate vicinity of bedrooms, in each bedroom and on each story in the dwelling.
7. Receptacles are required 6 feet from an opening and 12 feet along the wall. All electrical outlets in a ? shall be 2 feet along the wall. protected by an arc-fault combination type circuit interrupter. Receptacles shall be tamper resistant type.
8. The room requires a switched light or receptacle at the entrance to the room. All permanently installed light fixtures shall be of the high efficacy type or shall be controlled by a manual on occupancy sensor or a dimmer.
9. You will need to show the method of providing heat to the proposed room capable of maintaining 68 degrees at a point 3' above the floor. If proposing to tie into the existing system, please verify that the existing system is large enough to handle the existing dwelling plus the proposed room.
10. If proposing a door from the existing garage to the proposed room, the door shall be 1 3/8" solid wood or 20-minute fire rated, be self-closing, latching tight fitting and weather stripped. If the proposed room has a closet, it is considered a bedroom.
11. If there is a gas appliance located in the area of the proposed garage conversion, you will need to comply with the following requirements:
 - a. gas water heater or gas furnace shall not be located in a bedroom, bathroom, clothes closet or in a closet or other confined space that opens into a bedroom, bathroom or clothes closet.
 - b. If the gas appliance(s) are enclosed, they shall be provided with access and combustion air in compliance with the CMC and the CPC.

NOTE: A bedroom shall not have an opening directly to the garage.

PLANNING REQUIREMENTS

Please contact the Planning Department at (909) 931-4130 for more information on their requirements.