Garage-to-Livable/Carport-to-Garage Submittal Requirements

Please contact the City of Chandler Planning Department to discuss ***minimum covered parking space requirements***, additional setback information and site requirements related to your property address. The Planning Department may be contacted by phone at (480) 782-3050 or by email at pod@chandleraz.gov.

The following documents are required for a Garage-to-Livable, Building Safety plan review and must comply with the currently adopted **2024 International Residential Code**:

1. A **Site Plan** identifying the location of the Garage-to-Livable conversion must be provided. Please contact the Planning Department for applicable ***setback*** requirements. (Contact information provided above)
2. Provide a **Floor Plan** showing the dimensions for the new livable space. Dimensions must include all room sizes and ceiling heights.
3. Provide a **Framing Plan** showing the location of framing members, including posts and beams. Framing plans must also include framing details demonstrating how framing members will be connected to roof structures, floors, and other structural components.
4. Provide a **Mechanical Plan** demonstrating how the new livable space will comply with the ventilation and heating requirements of the **International Residential Code (IRC)**.
5. If the scope of work includes plumbing improvements, provide a **Plumbing Plan** indicating the location of all new plumbing fixtures. The plumbing plan must include an isometric diagram and applicable plumbing details.
6. The **Electrical Plan** must include a floor plan of the work area showing the location of lighting outlets, receptacles, and other electrical components.

The following documents are required for a Carport-to-Garage, Building Safety plan review and must comply with the currently adopted **2024 International Residential Code**:

1. A **Site Plan** identifying the location of the Carport-to-Garage conversion must be provided. Please contact the Planning Department for applicable ***setback*** requirements. (Contact information provided above)
2. Provide a **Foundation Plan** showing the dimensions for the new garage space. Dimensions must include all room sizes and ceiling heights.
3. Provide a **Framing Plan** showing the location of framing members, including posts and beams. Framing plans must also include framing details demonstrating how framing members will be connected to roof structures, floors, and other structural components.
4. The **Electrical Plan** must include a floor plan of the work area showing the location of lighting outlets, receptacles, and other electrical components.

(Continued on back)

5. Carbon Monoxide Alarms must be installed outside of each sleeping area, in the immediate vicinity of the bedrooms.

Note 1: The door into the dwelling unit from the garage shall be self-closing and a minimum 20 minute fire rated, 1 3/8 inch thick solid wood door, or solid/honeycomb core steel doors not less than 1 3/8 inch thick.

Note 2: 1/2 inch gypsum (drywall) must be installed at all interior garage walls.

Plans must be of drafting quality, drawn to scale and legible in order to be routed for review.

Submission of plans and supporting documents in accordance with these requirements does not guarantee approval or issuance of a permit. All plans are subject to review for compliance with the 2024 International Residential Code, ordinances, zoning regulations and standards enforced by the City of Chandler. Additional information, revisions, calculations, engineering, or corrections may be required during the plan review process prior to approval.