



CITY OF MESA
DEVELOPMENT SERVICES
CARPORT TO GARAGE CONVERSION REQUIREMENTS

PROJECT STREET ADDRESS: _____

PERMIT # _____

THIS CHECKLIST CAN BE USED AS A GUIDE WHEN REVIEWING PLANS FOR RESIDENTIAL CONSTRUCTION. THESE COMMENTS CAN BE CUT AND PASTED INTO YOUR ELECTRONIC DOCUMENT REVIEW. **NOTE: ALL REFERENCES WERE TAKEN FROM THE 2018 MESA RESIDENTIAL CODE. NOTE: THIS IS TO BE USED AS A GUIDE AND NOT AS A COMPLETE COMPREHENSIVE LIST. ADDITIONAL ITEMS THAT ARE NOT INCLUDED ON THIS LIST MAY BE IDENTIFIED DURING THE REVIEW PROCESS.**

Planning:

- _____ 1. Provide a fully dimensioned site plan, drawn to scale, including all fences, property lines, driveway dimensions, right-of-way centerline measurements and easements.
- _____ 2. Specify in square feet the size of the existing carport, include dimensions.
- _____ 3. Provide labeled elevations for all sides of the proposed carport enclosure. Identify exterior finish. The architectural design, exterior materials and colors, trim details, etc. shall be substantially the same as and compatible with the existing house.
- _____ 4. Enclosed garages shall comply with section 11-32-4.F of the Mesa Zoning Ordinance. A single car garage shall have minimum interior dimensions of 10' wide and 22' long and a double garage shall have minimum interior dimensions of 20' wide and 22' long. If the enclosure cannot meet these dimensional requirements a review and approval of a Special Use Permit or Variance will be required per section 11-36-7. Call 480-644-4273 to request a pre-application meeting with the Planning Division.

Building

- _____ 5. Provide a floor plan of the existing house and identify rooms adjacent to the existing carport.
- _____ 6. Openings from a garage directly into a room used for sleeping purposes shall not be permitted. R302.5.1

- _____ 7. Openings from a garage into livable area shall be equipped with solid core doors not less than 1 3/8" thick or 20-minute fire-rated, equipped with a self-closing or automatic-closing device. R302.5.1
- _____ 8. Ducts in the garage or penetrating the walls or ceiling that separate the dwelling from the garage shall be a minimum No. 26 gage sheet metal, or other approved material, and shall not have openings into the garage. R302.5.2
- _____ 9. Dwelling-garage separation shall be as required by Table R302.6. The garage shall be separated from the residence and its attic area by not less than 1/2" (12.7mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" (15.9mm) Type X gypsum board or equivalent. Where the separation is a floor/ceiling assembly, the structure supporting the separation shall be protected by not less than 1/2" (12.7mm) gypsum board or equivalent. Table R302.6
- _____ 10. Indicate the size of the garage door and if an electric garage door opener will be installed.
- _____ 11. Identify if any new outlets will be installed. If new outlets are being installed identify if a new circuit will be provided. Outlets shall be GFCI protected. Exterior outlets shall be protected from the weather per E4002.8 through E4002.10.
- _____ 12. Identify if a new exterior man door will be installed. If a new door is installed, provide a landing, an exterior light and switch.
- _____ 13. Provide an exterior wall detail showing how the wall will be constructed. Exterior walls shall be designed and constructed in accordance with Chapter 6 of the 2018 Mesa Residential Code or shall be designed in accordance with accepted engineering practice.
- _____ 14. Identify exterior wall covering. Exterior walls shall comply with R703.
- _____ 15. Identify if there are any appliances that will be located in the garage. Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18 inches above the floor in garages. Rooms or spaces that are not part of the living space of a dwelling unit and that communicate with a private garage through openings shall be considered to be part of the garage. M1307.3
- _____ 16. Provide an approved barrier to protect appliances installed in locations subject to vehicle damage. M1307.3.1
- _____ 17. If any appliances in the garage are fueled by gas, identify the locations and sizes for combustion air vents required by the use of fuel gas appliances. G2407 Mesa Residential Code.

