



# Residential Attached Garage Additions & Alterations

**Information for private garages attached to one and two family dwellings.**

**Reference:** 2021 International Residential Code  
 City of Robins Code of Ordinances Chapter 155, Zoning Regulations  
 Chapter 165, and 2020 National Electrical Code

**Permit requirements:** A building permit is required when adding an addition or altering an existing structure. All residential attached garages are to be located per the zoning guidelines listed below.

**Zoning guidelines: Planning & Zoning Dept.** Phone ~ 393-0588.  
 (Contact City Hall with questions about setbacks and other zoning requirements.)

**Setbacks Dwellings/Principal Building**

Zoning	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
A1	40 ft	25 ft	40 ft	40 ft
R1	35 ft	15 ft	35 ft	35 ft
R2	30 ft	10 ft	30 ft	30 ft
R3	30 ft	10 ft	30 ft	30 ft
R4	25 ft	8 ft	15/25 ft	30 ft
C1	15 ft		15 ft	
C2	25 ft		25 ft	

- *Required side yard dimension is 10 feet from property line to structure unless your home is located on a corner lot. The setback for a corner lot is 30 feet from the property line*
- *Required front yard setback is 30 feet from the property line to the structure*
- *The required rear yard dimension is 20% of the depth of the lot with a minimum of 15 feet and a maximum of 25 feet*
- *No portion of the main structure (including overhangs) can encroach into an easement*

**Applying for a permit:** (Submit 2 sets of building plans for review and approval.)

- Complete the “*Sample Site Plan*” showing all required information
- Fill out all of the applicable information on the “*Attached Garages*” form or submit detailed, scaled plans
- Present all completed plans to the Building Department located at Robins City Hall for review
- Upon completion of the review, you will be notified by phone to secure your permit

**Foundation/Basement Plan:**

- Indicate foundation type (for example: spread footings, trenched footing)
- All footing sizes and locations
- Posts and beams: location, materials, sizes, hardware

**First Floor Plan:** (Include existing rooms adjacent to additions.)

- Room sizes and overall dimensions. Label all adjoining rooms and new areas
- Window and door locations and sizes, including overhead and service doors
- Beam and header sizes and materials. Indicate any bearing walls

**Second Floor Plan:** When applicable, same as first floor

**Wall Cross Section Drawing:** (include size, material, spacing)

- Footing, foundation, reinforcing, tile, gravel, final grade level
- Treated sill plate, floor joist, box joist, floor sheathing
- Wall framing, ceiling heights, wall sheathing, headers
- Weather barrier, siding, vapor barrier
- Insulation values: basement walls, framed walls, ceiling
- Ceiling joist, rafters, trusses, roof sheathing
- Eave ice barrier, roof felt underlayment, type of roof covering, soffit fascia, attic vents
- Siding and exterior finishes

**Exterior Elevations:**

- Show final grade. The building addition should not alter the drainage of the property or direct additional water onto a neighbor
- Windows and doors
- Landings at doors

**Smoke Alarm requirements:**

- Smoke Alarms are required to be brought up to code when constructing additions, see Smoke Alarm handout attached to this document.

**Additional permits required:**

- Separate electrical, mechanical, and plumbing permits are required for any work performed
- State licensed contractors are to perform the work and obtain the necessary permits
- A single family dwelling owner can perform the electrical, mechanical, and plumbing work by obtaining proper permits

**Inspections required:**

- Footings – after all excavation is complete and forms are set and before concrete is poured
- Rough electrical, mechanical, plumbing, and lastly, rough framing before insulating and covering walls
- Final grade inspection prior to seed or sod
- Final inspection – after all work is completed and prior to use the permit holder should contact the Robins Building Department and arrange a final inspection. Once approved, a **Certificate of Occupancy** will be issued by the Building Department.

Specification form for private garages attached to one- and two-family dwellings. Please provide the following information:

**Size of New Garage** \_\_\_\_\_ x \_\_\_\_\_ **Wall Height** \_\_\_\_\_ **Enlarging existing attached garage?**  Yes  No  
Length Width

**Attaching to new house at:**  Hall  Laundry  Kitchen  Mud Room  Dining  Living  Sleeping  Other \_\_\_\_\_

**Closing windows at:**  Hall  Laundry  Kitchen  Mud Room  Dining  Living  Sleeping  Other \_\_\_\_\_

**Will this garage have living space above it?**  Yes  No **If yes, used for:** \_\_\_\_\_

**Will this garage have storage space above it?**  Yes  No **Stairs?**  Yes  No

- **Wall Sheathing**  Plywood (approved structural wood panel)  
 OSB (approved structural wood panel)  
 Other sheathing \_\_\_\_\_
- **Wall Corner Bracing**  4' at each corner  
 Other bracing method \_\_\_\_\_  
*Inquire at Building Division for alternative bracing methods*
- **Roof Framing**  Manufactured wood trusses (copies of truss design required)  
 Rafters (ask for rafter information sheet and rafter tables)
- **Roof Sheathing**  Plywood (approved structural wood panel)  
 OSB (approved structural wood panel)  
**Size**  7/16"  1/2"  5/8"
- **Eave Ice Protection** (required to a point 24" inside exterior wall)  
 Self-adhering bitumen  
 2 layers mop on (cemented) #15 felt underlayment
- **Roofing Underlayment** Minimum #15 asphalt felt underlay
- **Roofing**  Asphalt/fiberglass shingles (approved)  
 Other roofing \_\_\_\_\_
- **Wall Weather Barrier (required)**  Approved house wrap  
 Other barrier \_\_\_\_\_
- **Siding**  Vinyl  
 Other siding \_\_\_\_\_
- **Separation from house**  Solid Wood Door  Metal Door (no windows)  
 Min. 1/2" Gypsum Board  On garage side of common wall up to roof sheathing  
 On garage side of common wall up to ceiling height and on entire garage ceiling  
 On all garage walls and on entire garage ceiling if living area above

<b>OVERHEAD DOORS:</b>	Quantity	Width	x	Height	Quantity	Width	x	Height
Overhead doors:			x				x	
<b>In gable end?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No								
Overhead door <b>Headers LVL</b>		1 3/4"	x			1 3/4"	x	
<b>2X:</b>		2"	x			2"	x	

<b>DOORS and WINDOWS:</b>	Quantity	Width	x	Height	Quantity	Width	x	Height
Doors: <input type="checkbox"/> swing out <input type="checkbox"/> swing in <input type="checkbox"/> sliding			x	6'-8"		3'-0" or 2'-8"	x	6'-8"
<b>Door Headers:</b>		2"	x			2"	x	
<b>Windows:</b>			x				x	
<b>Window headers:</b>		2"	x			2"	x	



