



**SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

1810 E. HAZELTON AVE., STOCKTON, CA 95205-0232
PHONE: 209/468-3121 FAX: 209/468-3163

GARAGE CONVERSION TO HABITABLE SPACE

Planning Division Requirements:

The Planning Division now requires two (2) parking spaces that meet off-street parking requirements. Parking spaces shall have the following dimensions: each parking stall shall be an unobstructed rectangle, minimum nine (9) feet wide and twenty (20) feet long except for parallel stalls, which must be nine (9) feet wide by twenty-six (26) feet long. The parking spaces shall not be located in the required front or side yard setback area (Development Title Section 9.1015.4 (c)).

Building Division Requirements:

Submit two complete sets of construction drawings (minimum 18" x 24" paper size), drawn to scale and wet signed by designer. The construction drawings are to include:

1. Site plan drawn to scale showing property lines, north arrow, easements, well, septic tank, leach field, all existing and proposed structures with distances to property lines and between structures, and proposed parking spaces.
2. Floor plan (include plumbing and electrical fixture locations and heating information). Show window sizes and method of opening.
3. Framing layout of garage door opening frame-in, cross-section of wall showing ceiling joist size and spacing, and insulation size.
4. Detail of foundation curb of garage door frame-in.
5. Energy report.
6. If the floor is to be raised using a wood structure over the concrete floor and code clearances cannot be provided, it shall be totally of pressure-treated wood or be underlain by a two-ply, hot mopped membrane or other suitable membrane, and underfloor ventilation shall be provided. The ceiling height shall be a minimum of 7'6".

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