



City of Yreka
701 Fourth Street
Yreka, CA 96097
(530) 841-2386

Garage Conversions

Conversion Criteria:

Conversion of residential garages into habitable living space is permitted providing the following basic criteria have been met:

- The lot or parcel upon which the dwelling is located is less than seven thousand (7,000) square feet.
- The conversion will be in compliance with the City's Building Codes and Ordinance.
- Off street parking to be provided as follows:
 - If two covered parking spaces existed prior to the conversion, then two uncovered and improved (concrete or asphalt) spaces, on site, are required.
 - If one covered parking space existed prior to conversion, then one uncovered and improved space, on site, is required.

Building Code Requirements

The converted garage must meet all the requirements of the Building Codes currently in effect including the energy requirements of the California Energy Commission.

These includes:

- Method of sealing the garage floor.
- Six (6) inch high concrete foundation at the garage door opening.
(This may or may not be required depending on the slope of the driveway)
- The area of windows in square footage must be not less than 8% of the floor area.
- Natural ventilation may be provided by openings (doors or windows) exceeding 4% of the floor area or by an approved mechanical system.
- Maintain minimum 7'6" ceiling height from finish floor to finish ceiling.
- Install R-21 insulation in the exterior walls and R-38 insulation in the ceiling or as specified in Title 24 of the California Code of Regulations.
- Provide smoke detectors and carbon monoxide in the building per the California Residential Code.
- Provide heating if the area is used as habitable space (68 degrees minimum 3' above the floor in all habitable rooms).
- If the conversion is utilized as a bedroom and a window is used for emergency egress, it must have an opening to the exterior of the building of at least 5.7 square feet with a

minimum clear opening width of 20 inches, a clear opening height of not less than 24 inches and a finished sill height of not more than 44 inches above the floor.

- Electrical receptacle outlets will need to be installed in habitable living spaces so that no space along the wall will be more than six feet from an outlet.
- If the water heater or gas burning furnace is located in the garage, the converted garage cannot be used as a bedroom. Walls with combustion air openings will need to be installed to separate the bedroom from the water heater and/or fuel-burning furnace.

Process

Apply for a use permit from the Planning Department.

Submit a site plan detailing the off-street parking required.

In the event the planning department denies such an application for a use permit or imposes conditions unacceptable to the applicant, the applicant may file an application for such use permit with the planning commission, which may grant such use permit on the terms and conditions set forth.

No work shall commence on any such garage space conversion prior to the issuance of the use permit by the planning department and the applicant obtaining a building permit for such construction and conversion and paying the necessary fees therefor.

Apply for and obtain a building permit from the Building Department.

Submit building plans that include the following:

- The *site plan* must indicate the existing and proposed building footprint and the driveway.
- The *floor plan* must include the location of walls, size and location of doors, windows, electrical outlets, heaters, plumbing fixtures (if any), smoke detectors and the square footage of the project.
- The *building elevation* needs to indicate how the front of the building will look when the conversion is completed.

Pay building permit fees, which are based on the difference in value between a garage space and the new habitable space.

Construction can begin when the plans and the use permit have been approved and a building permit has been issued.

Required inspections:

- Frame – to be made after all framing, pipes, vents, rough electrical and plumbing are completed.
- Insulation – to be made after the insulation in the ceiling and walls is installed.
- Sheetrock nail – to be made after the sheetrock is installed and nailed and prior to tape and texture.
- Final – to be made after the conversion is completed.

Yreka Municipal Code # 16.54.050 - Conversion of residential garages.

A. This section shall apply to single-family dwellings where all the following conditions occur:

1. The lot or parcel upon which the dwelling is located is less than seven thousand (7,000) square feet;
2. The dwelling was constructed prior to adoption of this ordinance.

B. The owner of such existing single-family residential dwelling may apply for an administrative permit to convert the garage or carport for such dwelling unit into an area for other residential purposes upon applying for and obtaining from the Planning Director an administrative permit therefor, on the following terms and conditions.

1. For each required garage space or carport space converted, the owner shall provide one off-street parking space on the subject property and not be located within any required building setback area if other areas are reasonably available.
2. Such alternate parking space shall be paved with concrete or asphalt.
3. The design and location of the alternate parking space, together with the access thereto, shall be approved by the Planning Director.
4. Submission by the applicant of such plans for the garage conversion and construction of the parking place as may be required by the Building Official for the issuance of a building permit.

C. No work shall commence on any such conversion or on construction of alternate parking prior to the issuance of an administrative permit by the Planning Director and the applicant obtaining a building permit for such construction and conversion and paying the necessary fee therefor. Notwithstanding the foregoing, an innocent bonifida purchaser of a residential dwelling described in subsection (A) for which a permit was not obtained may apply for a permit pursuant to this section and for a building permit for such conversion subject to such conditions as may be additionally imposed by the Building Official to assure that the construction and conversion was in compliance with all applicable codes and regulations.

(Ord. 775 (part), 2004).