



Residential Building Application
Garage or Shed

Project Address: _____

Applicant is: [] Property Owner [] Contractor [] Architect [] Engineer [] Other _____

Applicant _____ E-mail _____

Address _____ Day Phone # _____

Contractor _____ E-mail _____

Address _____ Day Phone # _____

[] Garage - [] new / [] addition [] attached / [] detached _____ sq ft height _____ ft (see Page 6 to determine)

[] Shed - Anchor design: [] tie down [] U-bolts _____ sq ft height _____ ft (see Page 6 to determine)

Describe work: _____

REQUIRED ATTACHMENTS: [] Garage Build details page #2 [] Site Drawing page #3 [] Building Height page #4

Is this property in a flood plain? [] No [] Yes Minimum Elevation _____ [] Flood Plain Permit (if necessary)

Setbacks (actual): Front _____ Left Side _____ Right Side _____ Rear _____

Plumbing Contractor: _____

Electrical Contractor: _____

Mechanical Contractor: _____

(for office use only):

Legal Description: _____ Zoning: _____

Easements _____

Notice: Separate permits are required for electrical, plumbing, heating, ventilation or air conditioning. This permit expires 12 months from the date of issuance. The undersigned warrants that he/she has reviewed and is familiar with the provisions of the Ankeny construction and maintenance codes of the Municipal Code of the City and all applicable zoning standards and will defend, indemnify, protect and save harmless the City and its employees from any and all liability, from any claim or cause of action which any person may have or claim to have by reason of any actual or alleged failure on the part of the undersigned to comply with the terms and provision thereof. I hereby certify that I have read and examined this application and its attachments and know the same to be complete, true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I agree to adhere to the plans as submitted and approved by the Architectural Review Board and City Staff and will provide notification of any change prior to construction. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. *Restrictive (private) covenants may exist and are not enforced by the City of Ankeny, confirm with the HOA. My signature below verifies that I understand the above.

Signature of Applicant _____ Date _____

Printed Name: _____

ALLOW A MINIMUM OF 5 FULL WORKING DAYS FOR PERMIT REVIEW & APPROVAL

Office Use Only
Date received _____ Permit Fee \$ _____
Approval Notification Date _____ Valuation \$ _____

Specification form for detached garages accessory to one and two family dwellings.
Provide the following information:

Size of New Garage _____ X _____ **Is this an addition?** yes no

Wall sheathing: approved structural wood panel (plywood or OSB), minimum 7/16". If using other sheathing, indicate here

Wall corner bracing: typically 4' at each corner. Inquire at the Code Enforcement Division for alternative bracing methods. Indicate bracing method: _____

Roof Framing: Manufactured roof trusses (copies of truss design drawings required) Rafters (Ask for rafter information sheet and rafter tables) * Roof clips are required on each rafter/truss.

Roof sheathing: approved structural wood panel (plywood or OSB), 7/16", 1/2", or 5/8".

Roofing Underlayment: Minimum #15 asphalt felt underlay

Roofing: Approved asphalt/fiberglass shingles. If other, specify here: _____

Wall weather barrier: (Required) Approved house wrap #15 asphalt felt Other _____

Siding: Vinyl Other _____

OVERHEAD DOORS:	No.	Width	x	Height	No.	Width	x	Height
Overhead doors			X				X	
In gable end? <input type="checkbox"/> yes <input type="checkbox"/> no	No.	Thick	x	Height	No.	Width	x	Height
Overhead door Headers LVL		1 3/4"	X			1 3/4"	X	
2X		2	X			2	X	
DOORS and WINDOWS:	No.	Width	x	Height	No.	Width	x	Height
Doors <input type="checkbox"/> swing out <input type="checkbox"/> swing in <input type="checkbox"/> sliding		3'-0" or 2'-8"	X	6'-8"		3'-0" or 2'-8"	X	6'-8"
Door headers	2	2	X		2	2	X	
Windows			X				X	
Window headers	2	2	X		2	2	X	

Site Drawing:

Address: _____

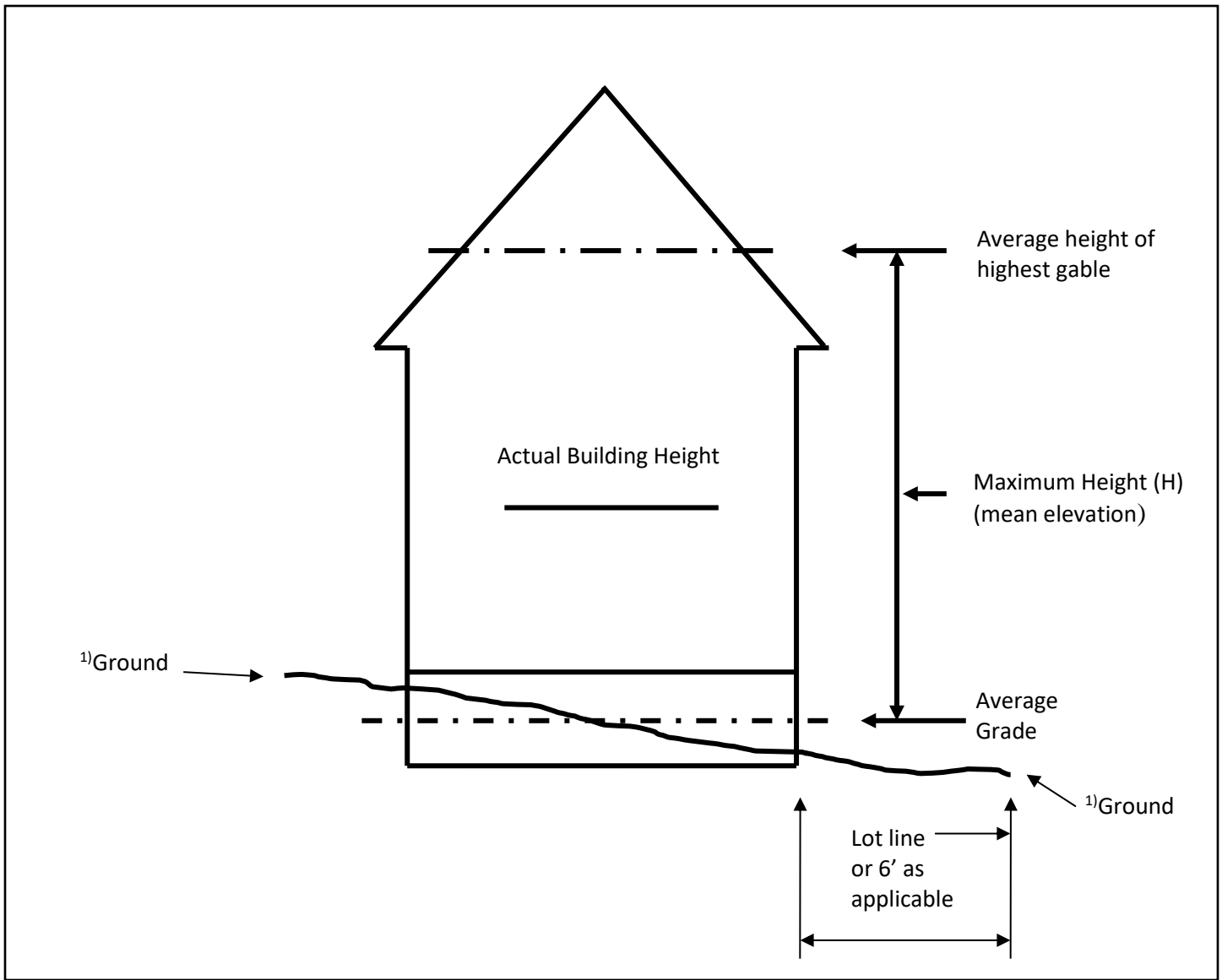
Sketch diagram (or submit aerial, plot or site plan) indicating:

- ✓ North arrow
- ✓ Building setback line
- ✓ Location of primary structure (dwelling)
- ✓ Location and dimensions of any additions or accessory structure
 - Width
 - Length
 - Height
- ✓ Distance from property lines & existing structures
- ✓ Easements
- ✓ Water Meter Location
- ✓ Location of hard surfaced driveway(s)
- ✓ Electrical Service Location (specify overhead or underground)



Percentage of lot area accessory structure(s) will occupy _____

Floating slab & construction detail depicted is for detached accessory structures as applicable.



How to determine building height.

The above depiction showing the gable end view of a building is illustrative of how building height is measured. Please note, both the average gable height AND the average grade is used to determine building height. This also applies to the side/eave view though is not shown.

Average grade as shown on the drawing is as defined below:

“Grade” or “ground level” means the reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building, between the building and a point six feet from the building.

¹⁾Note: if you have a sloping yard, grade manipulation and/or retaining walls on the subject property may be needed to provide for compliant height. Please also note: drainage easements shall not have grade changed or retaining walls built within. Know your lot constraints.

Garage (Detached) -or- Shed

Information for private detached garages and sheds accessory to one and two family dwellings.

Contact the Community Planning & Building Department with questions for construction and zoning requirements

BUILDING PERMIT APPLICATION & SITE PLAN

- Submit one site plan and one set of building plans for review and approval.
- Building Permit fees are based on the area of the structure. Call for permit fee estimates.

LIMITATIONS

- A hard surfaced driveway (concrete or asphalt) shall be provided to all garages.
- A floating slab foundation is limited to 1010 square feet and one story (see illustration).
- Top of slab shall be a minimum 6" above grade.
- All sod and organic matter shall be removed from the slab area prior to inspection.
- Footings - continuous frost footings minimum 8" wide and 42" below finished grade are required for any of the following conditions:
 - Detached garages within 10' of the dwelling and located entirely within the buildable area of the lot.
 - Buildable area means the area unencumbered by a required yard setback and/or easements.
 - Masonry veneer, concrete block walls and concrete walls.
- Height Limitations
 - Detached garages are limited to 14' maximum height (mean elevation). (see Page 6 to determine)
 - Sheds are limited to 12' maximum height (mean elevation). (see Page 6 to determine)
 - Detached garage peak height may not exceed the height of the dwelling on the same lot.
- Maximum shed door width of 6' or a hard surfaced driveway is required.
- Shed foundations may be of treated wood materials and shall be anchored to a foundation -or- anchored to the ground on at least two corners.
- Structures may not be constructed in an easement
- Location and Size Limitations
 - Location shall be behind the primary structure (dwelling)
 - Accessory structures (in total) may not occupy more than 10% of the total square footage of the lot, however, all conforming lots shall be permitted up to 720 square feet of detached accessory building use.
 - No single accessory building shall exceed 1010 square feet in size.
 - All accessory buildings shall be a minimum of 3' from lot lines and a minimum 5' from an alley right-of-way.
 - Garages which front an alley shall have a setback of 7' or a minimum of 18' from the alley right-of-way.
 - Accessory structures less than 6' from a dwelling shall be provided with 5/8" "X" sheetrock throughout the interior, including the walls and ceilings. Openings in walls parallel to and within 6' of a dwelling shall be fire-rated.
 - Accessory structures on corner lots shall conform to the front yard setback regulation on both streets.
- Overhead Electrical Service must maintain a minimum 3' vertical clearance above roof.

ADDITIONAL PERMITS REQUIRED

- Separate Electrical, Mechanical, and Plumbing Permits are required for work performed in these trades. For example:

- **Electrical:** If electrical is run to garage, at least one GFCI outlet, one inside lighting outlet and one lighting outlet on the exterior side of each service door are required. Note: romex shall be protected
- **Mechanical:** Suspended gas fired heater, gas piping or HVAC work.
- **Plumbing:** Installation of a floor drain or other plumbing work.
- Contractors licensed in the respective trade must obtain these permits and perform the work.
- A homeowner may qualify to obtain plumbing and electrical permits and perform the respective work through testing. Inquire at the Community Planning & Building Department.

ADDITIONAL PLANS AND INFORMATION REQUIRED FOR:

- Gambrel roof or unconventional roof framing
- Attic storage area and/or stairs to storage area
- Any use other than a building accessory to one and two family dwellings

INSPECTIONS REQUIRED

- Footings and/or slab when excavation is complete and forms are set and before concrete is poured
- Rough Electrical, Mechanical, and Plumbing, (when applicable) before insulation or wall covering
- Rough Frame before insulation or wall covering
- Final Inspection prior to use. **Certificate of Occupancy** is required.

Ankeny Municipal Code, Zoning Ordinance Chapter 190.

48. Height of building. "Height of building" means the vertical distance from the grade to the highest roof surface.

Accessory structure heights are determined as shown below.

