

Plan Requirements for Garage Conversions for the 2015 International Residential Code

Provide two sets of plans showing compliance with
the 2015 INTERNATIONAL RESIDENTIAL CODE &
VILLAGE OF MALVERNE ZONING REGULATIONS

Plans shall include the following:

- Floor plans shall include all room dimensions including ceiling height to finished ceiling and any ceiling projections
- Floor plans must show location and the use of each room
- Section and elevation drawings indicating construction type and materials
- Water tight construction and footing required for enclosing opening at garage door
- All sleeping rooms require an emergency escape opening.
- Indicate natural light and ventilation compliance or mechanical ventilation and artificial illumination.
- All dimensional lumber in contact with concrete must be pressure treated or protected from contact with concrete by an approved method. I.E. Sill Seal
- Wood joists or the bottom of a wood structural floor closer than 18 inches must be constructed of decay-resistant material. I.E. Pressure treated lumber
- Under-floor ventilation
- All bathrooms must have exhaust fan directly vented to outside or a operable window located in bathroom
- Smoke detector and carbon monoxide detector. Fire rating separation requirements at any remaining garage areas.
- Type of heating
- Energy code compliance. I.E. Rescheck
- Plumbing rough plan if applicable

Note: *The items listed on this sheet are common deficiencies noted during garage conversion plan reviews and are not intended to list all code. For all code requirements see the International Residential Code, 2016 Uniform Code Supplement and your design professional.*