



CITY OF TEMECULA  
DEPARTMENT OF BUILDING AND SAFETY

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GARAGE CONVERSION FOR TANDEM GARAGE

**ELECTRICAL LEGEND**

= RECEPTACLE

= LIGHT FIXTURE

= SWITCH

= SMOKE ALARM

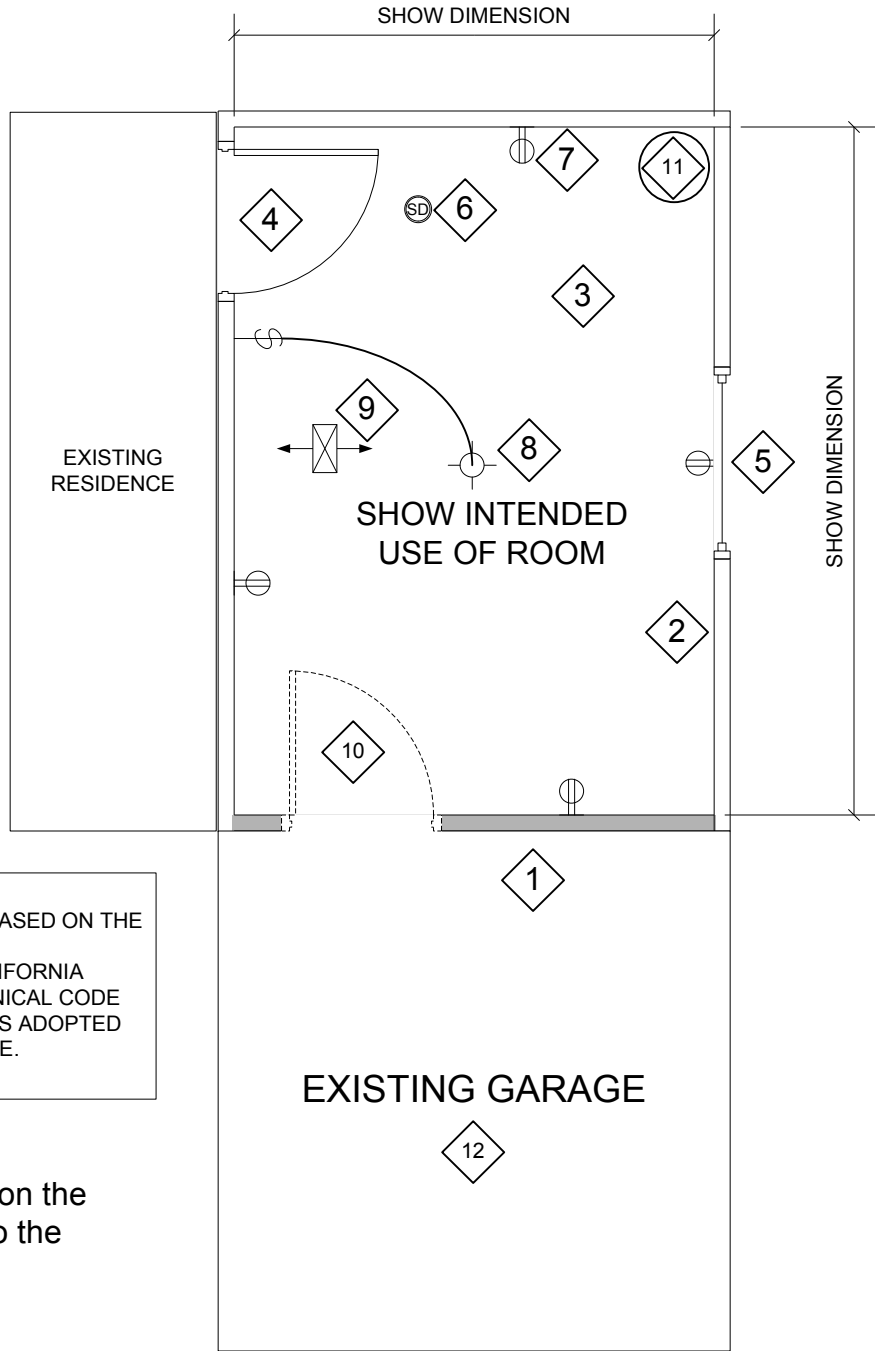
**WALL LEGEND**

EXISTING WALL

NEW WALL

ALL CONSTRUCTION REQUIREMENTS ARE BASED ON THE FOLLOWING MODEL CODES:  
2007 CALIFORNIA BUILDING CODE, 2007 CALIFORNIA PLUMBING CODE, 2007 CALIFORNIA MECHANICAL CODE AND 2007 CALIFORNIA ELECTRICAL CODE, AS ADOPTED BY THE CITY OF TEMECULA MUNICIPAL CODE.

When you see this symbol on the Floor Plan, please refer to the notes on Page 2.



TYPICAL **FLOOR PLAN**

SHOW SCALE  
I.E. 1/4" = 1'-0"

## Building and Safety Requirements:

- 1 New wall between existing garage and proposed room shall be 2"x 4" studs @ 16" O.C., 2"x 4" double top plate, 2"x 4" pressure treated sill plate attached to the slab with anchor bolts or shot pins @ 4' O.C. & 12" from the ends, ½" drywall on the garage side from the floor to the roof sheathing or existing garage ceiling, R-13 insulation and ½" drywall on the room side.
- 2 Existing exterior wall shall have at least R-13 insulation and at least ½" drywall on the room side.
- 3 State whether ceiling is existing or new. If ceiling is new, call-out size and spacing of framing members and R-30 insulation. If living space is above, there are no additional requirements. If attic space above, ventilation is required at a rate of 1 square foot per 300 square feet of attic space. If the attic is 30" in height or greater, a 22"x 30" attic access is required. Access may be obtained from the existing attic access.
- 4 If proposing to install a new door, show header size and door size.
- 5 If proposing to install a new window, show header size or state as existing, window size and type, U-factor and SHGC. The room shall have window openings not less than 8 percent of the floor area of the room. One half of the window openings shall be openable. If the proposed room has a closet, it is considered a bedroom and a bedroom shall have at least one window opening directly to the outside that has a sill height not over 44" from the floor, has an opening not less than 5.7 square feet, at least 20 " in width and at least 24" in height. NOTE: A bedroom shall not have an opening directly to the garage.
- 6 Smoke alarms shall be installed on the ceiling or wall outside of each sleeping area in the immediate vicinity of bedrooms, in each bedroom and on each story in the dwelling.
- 7 Receptacles are required 6 feet from an opening and 12 feet along the wall. If the proposed room has a closet, it is considered a bedroom and all electrical outlets in a bedroom shall be protected by an arc-fault combination type circuit interrupter. NOTE: A bedroom shall not have an opening directly to the garage.
- 8 The room requires a switched light or receptacle at the entrance to the room. All permanently installed light fixtures shall be of the high efficacy type or shall be controlled by a manual on occupancy sensor or a dimmer.
- 9 You will need to show the method of providing heat to the proposed room capable of maintaining 68 degrees at a point 3' above the floor. If proposing to tie into the existing system, please verify that the existing system is large enough to handle the existing dwelling plus the proposed room.
- 10 If proposing a door from the existing garage to the proposed room, the door shall be 1 3/8" solid wood or 20 minute fire rated, be self closing, tight fitting and weather stripped. If the proposed room has a closet, it is considered a bedroom. NOTE: A bedroom shall not have a door opening directly to the garage.
- 11 If there is a gas appliance located in the area of the proposed garage conversion, you will need to comply with the following requirements:
  - a. A gas water heater or gas furnace shall not be located in a bedroom, bathroom, clothes closet or in a closet or other confined space that opens into a bedroom, bathroom or clothes closet.
  - b. If the gas appliance(s) are enclosed, they shall be provided with access and combustion air in compliance with the CMC and the CPC.

## Planning Requirements:

- 12 In order to convert a portion of your garage to living space, you shall maintain two indoor parking spaces measuring 10'x 20' each.