



Community Development Department

Building Division

1201 Civic Center Blvd., Yuba City, CA 95993

Phone: (530) 822-4629

Fax: (530) 822-7575

Web: [http:// www.yubacity.net](http://www.yubacity.net)

Garage Conversion Requirements

Building Permit Requirements:

A building permit is required for the conversion of garage area into livable space. A property must be able to maintain the required 2 off-street parking spaces for each single family residential unit, therefore if the garage conversion results in the elimination of either 1 or 2 required parking spaces, then the parking space(s) must be provided elsewhere on the property.

Parking space replacement requirement:

Single family residences are required to be provided with 2 off-street parking spaces per dwelling unit. Each parking space shall be 9' wide by 18' long and be located behind a 20' driveway. The standard driveway leading to the existing garage will not meet the requirement for your required off-street parking spaces (unless your driveway is at least 38' long in order to provide the 20' driveway leading to the parking and the 18' length of the parking space).

Yuba City Municipal Code Section 8-5.6104 Design and Dimensional Standards

A. Standard Space.

Each parking space shall be a minimum of 9 feet in width and 18 feet in length, exclusive of aisles and access drives. Each parallel parking space shall be a minimum of 9 feet in width and 24 feet in length, exclusive of aisles and access drives. All parking areas shall be completely paved with asphalt or Portland cement concrete surface.

C. One- and Two-family residential standards.

1. Parking in yards – The parking of any vehicle is prohibited in any portion of a required front or street yard, except on a driveway leading to required parking or to an improved parking space (see Sec. 8-5.6104 (7)). Any driveway leading to a garage, carport or required parking space shall not be less than 20 feet in length measured from the back of an existing or planned sidewalk.

Plan Submittal Requirements:

Plan submittals can be made in person or by mail to the address above or via email to trikard@yubacity.net (20MB max).

Submit completed application along with 2 complete sets of construction plans, plus one electronic plan submittal;

Acrobat 9 or higher PDF format. If other than email; the media type for electronic plan submittal can be either

CDRW/DVD or USB memory stick - no zipped files. The plans shall contain the following:

1. Plot Plan (Site Plan) (minimum scale 1"=20') – see example
 - a. Plot plan must demonstrate where required parking is located.
2. Floor Plan including electrical layout
 - a. show all dimensions, label room uses, specify size, type and location of all openings
 - b. electrical layout; show all lights, switches, receptacles and smoke detectors
 - c. specify how moisture barrier will be provided at garage slab floor
3. Framing Details
 - a. specify header sizes for any new openings
 - b. specify wall stud size and spacing for any new walls
4. Exterior Elevations (i.e.; show new front elevation of wall to replace garage bay door opening)
 - a. show all openings
 - b. specify type of siding
5. Energy Compliance Documentation
 - a. complete and submit Energy Compliance Package Climate Zone II worksheet;
 - b. or provide energy calculations from a qualified draftsman or licensed architect

Note: Plans must identify the project address, include the property owners name and address, and be signed by the person who drew the plans.