

CARPORT & PATIO CONVERSION

Converting an existing carport into a garage or a patio into livable space seems like an economical and simple solution in most cases. This handout provides additional building code requirements to include on construction documents when applying for a conversion permit.

City Code requires each residence provide covered parking for two vehicles



FIRE PROTECTION BETWEEN A HOUSE AND GARAGE

- The weather-stripped door from the garage to the house needs to be minimum 1 3/8" thick, solid core AND be self-closing and self-latching.
- No openings are allowed between the garage and a room used for sleeping.
- No windows are allowed between the garage and the existing house.
- The walls and ceiling between the garage and the house must be protected, on the garage side, with 5/8" type "X" fire-rated gypsum board.

ADDITIONAL PROTECTION

- With an attached garage, a carbon monoxide detector is required near any sleeping areas.
- Any gas-fired appliances in the garage must be a minimum of 18" off the floor (or vapor ignition resistant). Additional venting may also be required.

ELECTRICAL REQUIREMENTS

- * There must be at least one light and one outlet (GFCI) in the garage.
- A dedicated electrical outlet that services a freezer, water softener system, etc., does not have to be GFCI protected.
- * Electrical boxes in the common wall between the garage and the house are to be metal or fire-rated and UL approved.

CONVERSION TO LIVABLE SPACE

- Provide a window equal to or greater than 8% of the sq.ft. of the new room. Half of that window area must open for emergency escape.
- Existing emergency egress windows cannot be closed off by the enclosure. Code allows some options— please contact the Building Dept. for help with this code issue.
- Provide a switched light at the doorway into the new space. Outlets (AFCI) must be spaced per code along the walls.

- Provide minimum R-Value insulation in each wall and in attic or rafters above.
- Provide a smoke detector interconnected with the existing smoke detectors if being used as a sleeping room.
- Air conditioning will be required in the new livable space.
- Removal or relocation of the driveway may be required when enclosing a carport or garage into livable space.

DESIGN REVIEW

Carport conversions and patio enclosures cause alterations to the exterior of the building. The City's Design Review Board (DRB) must approve the any exterior changes before a building permit application can be accepted.



Interesting Facts about Garage/Carport Fires



- Based on testing, the fire department has less than an hour to contain most fires and prevent structural damage.
- Fire resistant building materials, sprinklers, fire blocks, fire-rated drywall, etc., help control the spread of fire and smoke to other parts of the building. Most are at least one-hour fire-rated!
- Solid core, self-closing and self-latching doors between the house and garage are rated for one-hour fire resistance.
- Attic access openings must be faced with one-hour fire-rated drywall.

For more information, visit the entire
“Guidelines When Building Within the City”
series at
www.litchfield-park.org

Related Brochures

- #1 - Building Codes- How they help you!
- #2 - Building Permit Application
- #3- Construction Documents
- #4 - Pools, Spas, & Barriers
- #5 - Ramadas, Gazebos & Pergolas
- #7- Fencing
- #8- Energy



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Carport Conversion & Patio Enclosures

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*Part of the
“Guidelines When Building Within the City”
Series*



THE CITY OF
Litchfield Park
DISCOVER THE PARK

214 W. Wigwam Blvd.
Litchfield Park AZ 85340
Phone: 623-935-1066

building@litchfield-park.org