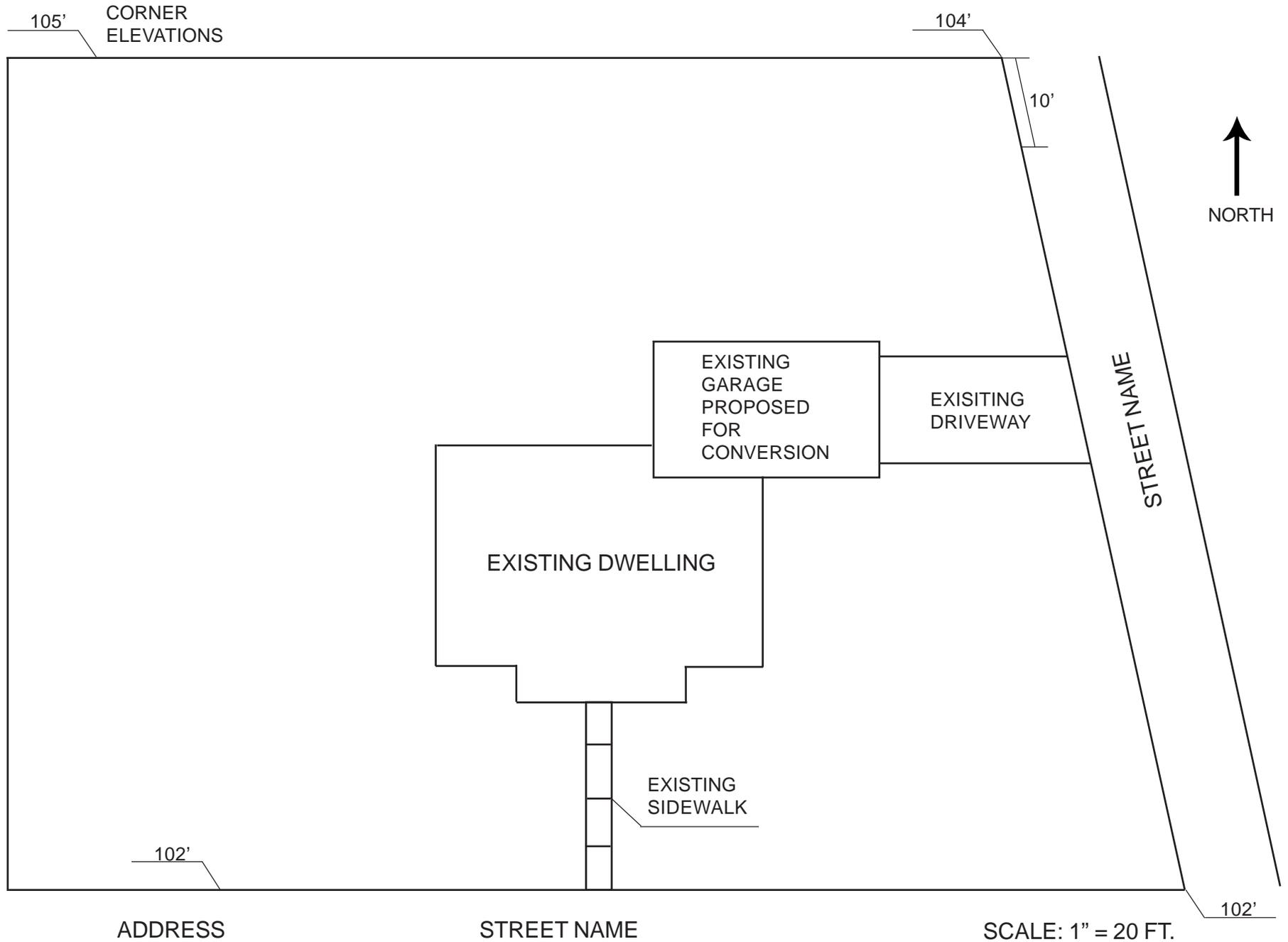
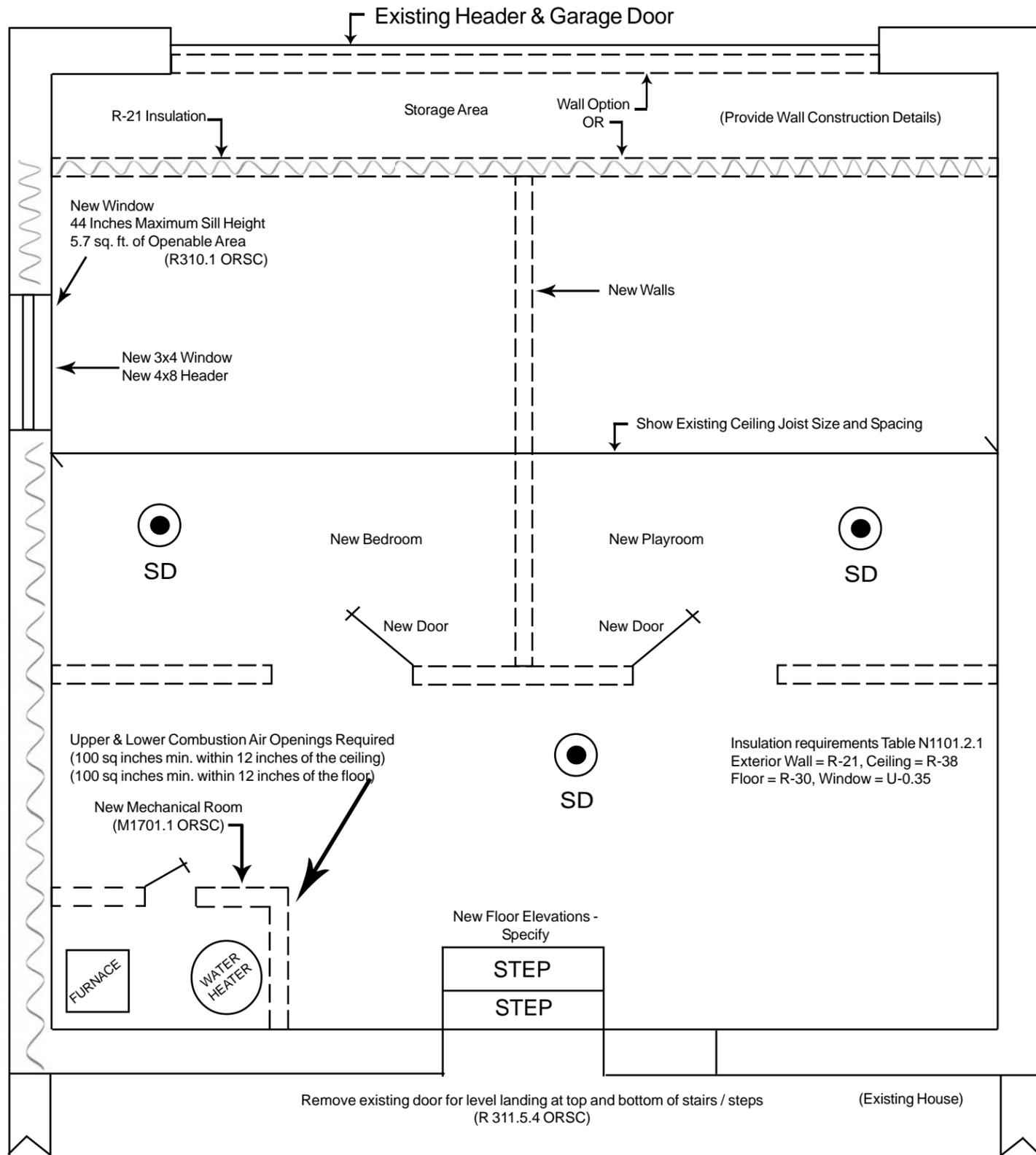


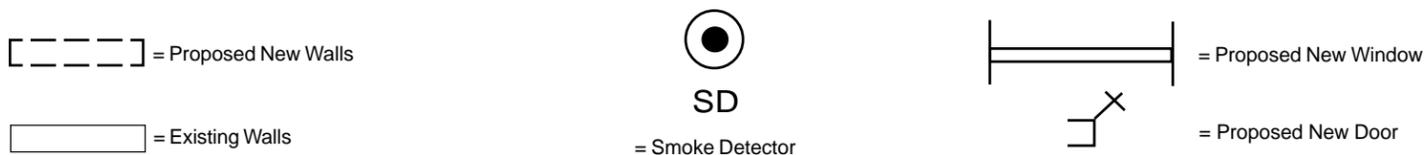
# EXAMPLE SITE PLAN FOR SINGLE FAMILY (Garage Conversion)



## GARAGE CONVERSION EXAMPLE PLAN: CITY OF BEAVERTON, BUILDING DIVISION



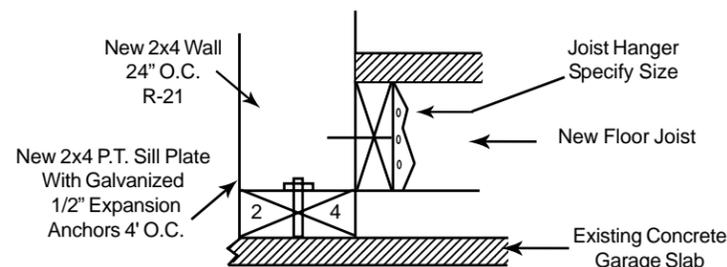
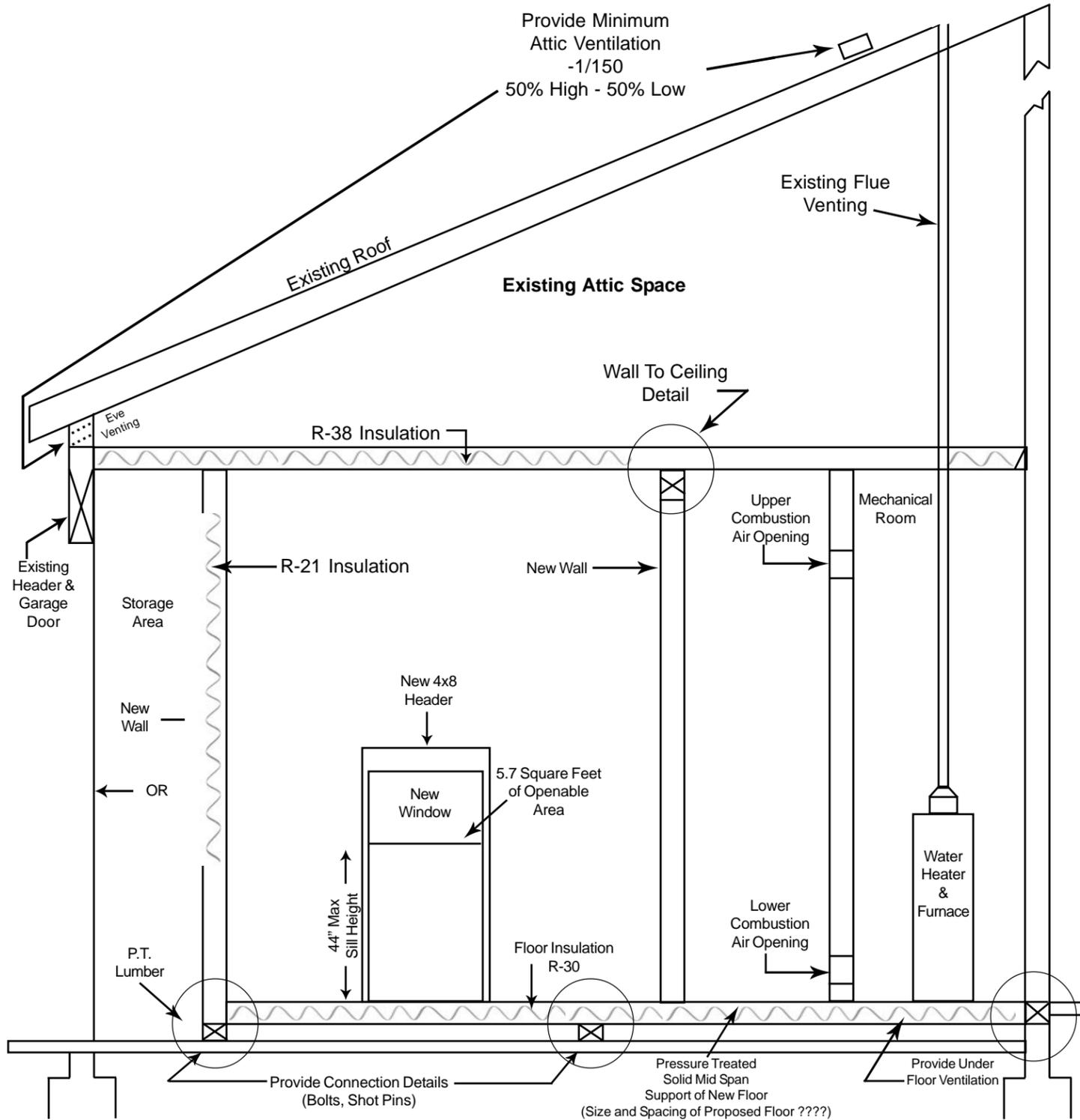
### LEGEND



## FLOOR PLAN

- **Permits are required when converting a garage into any kind of habitable space (i.e. family room, playroom, bedrooms, den/office, exercise room, kitchen, bathroom, etc).**
- Link to Oregon Building Code Online: [www.Oregon.gov/bcd](http://www.Oregon.gov/bcd)
- Minimum room size shall be not less than 70 square feet. Section R304.3, ORSC.
- Ceiling height shall comply with Section R305.4, ORSC.
- Moisture barrier per Sections R504.2.2 & R506.2.3, ORSC.
- Fasteners in direct contact with pressure treated wood per Section R319.3, ORSC.
- Crawl space access where required per Section R408.3, ORSC.
- Joist spans shall comply with Section R502.3.1, ORSC.
- Floor sheathing shall comply with Section R503.2.2, ORSC.
- Wall stud size and spans shall comply with Section R602.3.1, ORSC.
- Fire blocking where required shall comply with Section R602.8, ORSC.
- Attic access (if existing, do not obstruct) shall comply with Section R807, ORSC.
- Attic ventilation (minimum 22' x 30") shall comply with Section R806, ORSC.
- Steps shall:  
*The rise of a step or steps exclusive of a threshold shall not be less than 4 inches or greater than 8 inches, Section R 311.5.3.4, ORSC.*
- Provide the BTU rating of all gas fired equipment (found in name plate) Section, M1701.1, ORSC.
- Appliance access shall comply with Section M1305, ORSC.
- All wood in direct contact with concrete shall be pressure treated. Section R319, ORSC.
- Provide wall details per Section R106.1, ORSC.
- Smoke alarms are required outside and in each sleeping room. Section R313.2.1, ORSC.

## GARAGE CONVERSION EXAMPLE PLAN: CITY OF BEAVERTON, BUILDING DIVISION



All framing materials, including sleepers, joists, blocking and plywood subflooring, shall be pressure preservative treated and shall bear the label of an accredited agency.

- Sleeping rooms require an emergency egress access window area of 5.7 sq. ft. (Section R310, ORSC.)
- Under floor ventilation is required for built up floors. Section R408.1, ORSC.
- Moisture barrier. Polyethylene sheeting of minimum 6 mil thickness shall be placed over the existing garage slab. Joints shall be lapped 6 inches and left unsealed.
- Provide method for heating. Section R303.8, ORSC.
- Natural ventilation required. Section R303, ORSC.
- Natural lighting required. Section R305, ORSC.
- Electrical, plumbing and mechanical permits may also be required. Per COB
- Insulation Requirements Table N1101.2.1  
Exterior Wall = R-21, Ceiling = R-38  
Floor = R30, Windows = U-0.35
- Alternative method of construction may be used per Section R104.11, ORSC. when converting a garage to a living space. The existing garage floor may be used when using the energy trade off approach in lieu of slab edge insulation provided it meets all of the following criteria: Wall = R-15, Ceiling = R-49, Windows U = 0.35, and Exterior Doors U = 0.20. Water proofing paint may be used in lieu of the floor vapor barrier provided it can be demonstrated to meet the required moisture sealant perm rating.
- Provide attic access of 22" x 30" per Section R807, ORSC.
- 
- 

## CROSS SECTION