



Residential Detached Accessory Buildings

Reference: 2021 International Residential Code
Ottumwa Municipal Code Section 126-38 Slab-on-grade
Foundations Code of Ordinances, City of Ottumwa, Zoning Regulations, Chapter. 340

Permit requirements: A building permit is required when the detached accessory structure has a floor area over 120 square feet. **All** residential detached buildings are to be located per the zoning guidelines listed below.

Zoning guidelines: Planning & Zoning Division. 641-683-0606

- In residentially zoned districts, **the total square footage of all detached accessory structures on one property shall not exceed 900sf.** A request for more than 900sf of accessory structure space may be made via the conditional use process. Approval of a Conditional Use by the Zoning Board of Adjustment must be granted prior to the start of construction. Contact the Planning Division to discuss the conditional use process.
- If the detached building is behind the primary structure (home), it can be constructed no closer than 3 feet from a side or rear property line unless a utility or drainage easement exists. No part of the structure may extend into an easement. Fire protection is required when the building is within 5 feet of a property line. **(See “Fire protection” requirements below.)**
- Should it be built beside the primary structure, the required side yard setback differs based on the zoning district of the property.
- A distance of 3 feet must be maintained between any portion (overhangs) of the detached structure and the primary structure.
- The area of the garage should not cover more than 40% of the required rear yard.
- Overhead garage doors shall be a minimum of 25 feet from property lines they face.
- A hard surface driveway is required from the street to the overhead door when wider than 6 feet.

Applying for a permit: (Submit digital copies of building plans for review and approval.)

- Complete the “**Sample Site Plan**” showing all required information.
- Fill out all of the applicable information on the “Residential Detached Building” form or submit detailed, scaled plans.
- Digitally submit all completed plans to the Ottumwa Building Department via email to: lpej@ottumwa.us for review.
- Upon completion of the review, you will be notified by phone to secure your permit.

Design considerations:

- A floating slab foundation with thickened edges is permitted up to 1250 square feet and one story.
- Foundation **shall not** be placed on sod or any organic materials.
- Placement only on original soil or engineered fill place per engineer’s specifications.
- Continuous frost protected footings minimum 8” wide and 42” below finished grade and with a minimum spread footing of 12”x6” are required for any of the following conditions.
 - * Detached garages exceeding 1,000 square feet and/or exceeding one story.
 - * Garages (any size) attached to a dwelling.
 - * Masonry veneer or concrete block walls.
 - * Garages with bathrooms.

Fire protection:

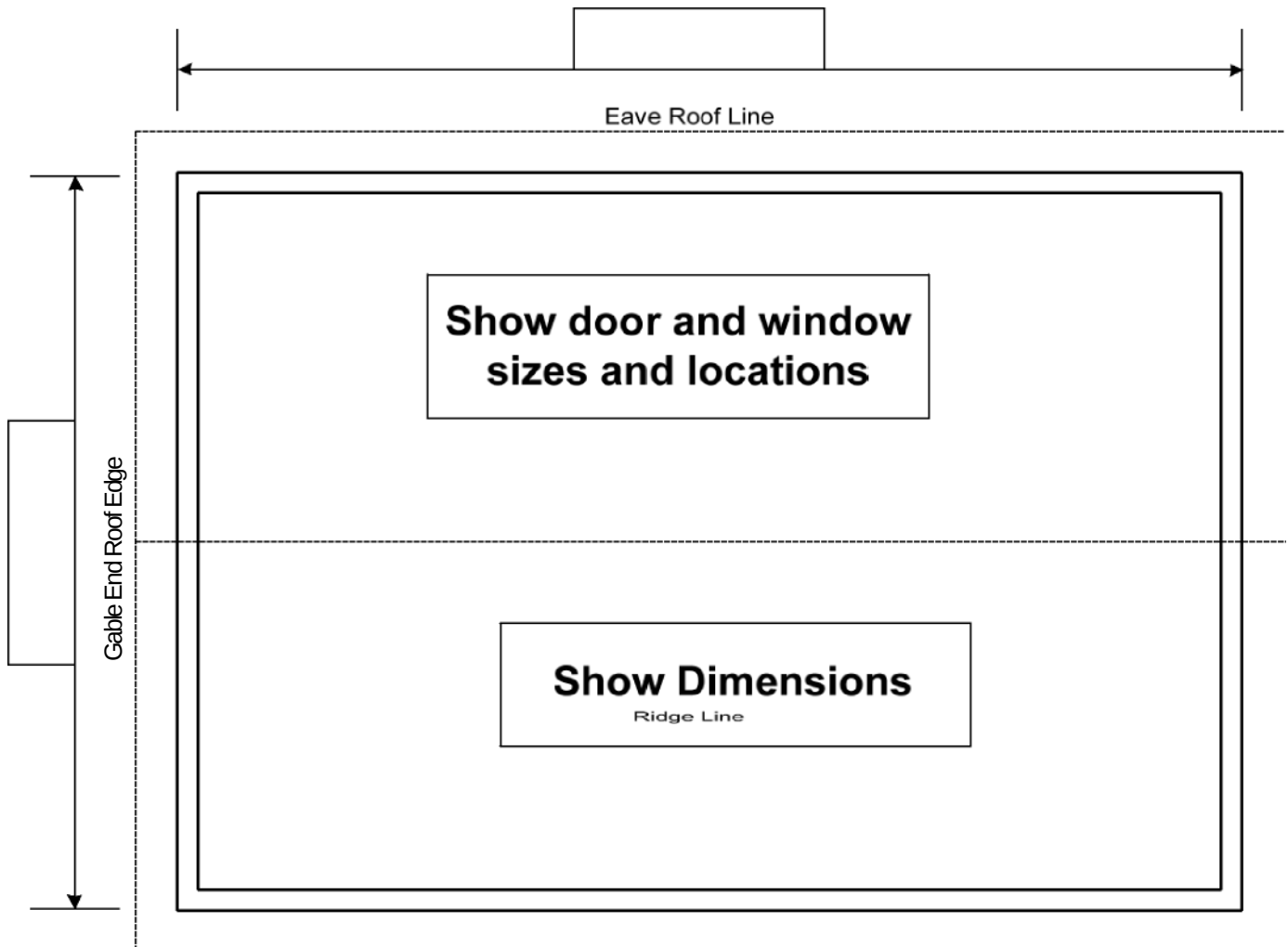
- Where an exterior wall is **less than 5'** from a property line, a minimum 1-hour fire- resistance rated wall is required.
- Projections (overhangs) constructed closer than 2' are not allowed from 2-5' to a property line require 1-hour fire-resistance rated construction on the underside.
- If the wall is less than 3' from the property line, no openings (doors & windows) are allowed. If the wall is 3' to 5' from the property line, openings are limited to 25% maximum of wall area.
- Walls 5' and over from the property line have no limit to the number of openings.

Additional permits required:

- Separate electrical, mechanical, and plumbing permits are required for any work performed in these fields.

Inspections required:

- Footings – after all excavation is complete and forms are set and before concrete is poured.
- Rough electrical, mechanical, and plumbing (when applicable) and rough framing, before any work is concealed.
- Final inspection – after all work is completed and prior to use.



Specification form for detached garage accessory to one- and two-family dwellings. Please provide the following information:

→ **Size of New Garage** $\frac{\text{Length}}{\text{Width}} \times \text{Wall Height}$ **Is this an addition?** ☐ Yes ☐ No

→ **Wall Sheathing**

- ☐ Plywood (approved structural wood panel)
- ☐ OSB (approved structural wood panel)
- ☐ Other sheathing

→ **Wall Corner Bracing** ☐ 4' at each corner
 ☐ Other bracing method _____
 Inquire at Building Division for alternative bracing methods

→ **Roof Framing**

- ☐ Manufactured wood trusses (copies of truss design required)
- ☐ Rafters (ask for rafter information sheet and rafter tables)

→ **Roof Sheathing**

- ☐ Plywood (approved structural wood panel)
- ☐ OSB (approved structural wood panel)

Size

- ☐ 7/16" ☐ 1/2" ☐ 5/8"

→ **Eave Ice Protection** (required to a point 24" inside exterior wall)

- ☐ Self-adhering bitumen
- ☐ 2 layers mop on (cemented) #15 felt underlayment

➔ **Roofing Underlayment** Minimum #15 asphalt felt underlay

→ **Roofing**

- ☐ Asphalt/fiberglass shingles (approved)
- ☐ Other roofing

→ **Wall Weather Barrier (required)**

- ☐ Approved house wrap
- ☐ #15 asphalt felt
- ☐ Other barrier

→ Siding ☐ Vinyl ☐ Other siding

OVERHEAD DOORS:

Quantity	Width	x	Height	Quantity	Width	x	Height
Overhead doors:		X				X	

In gable end? ☐ Yes ☐ No

Quantity	Width	x	Height	Quantity	Width	x	Height
Overhead door Headers LVL:		1 3/4"	X			1 3/4"	X
2X:		2"	X			2"	X

DOORS and WINDOWS:

Doors: ☐ swing out ☐ swing in ☐ sliding

Quantity	Width	x	Quantity	Width	x
		x 6'-8"			x 6'-8"
Door Headers:					
	2"	x		2"	x
Windows:					
		x			x
Window Headers:					
	2"	x		2"	x

