

## DETACHED GARAGE

### PLAN SUBMITTAL REQUIREMENTS

1. One (1) Building Permit Application with all necessary information completed.
  2. Three (3) plot plans that shows lot dimensions, setbacks, easements, has the distance marked to all of the property lines from the proposed building and that shows where the project will be located on the lot.
  3. Three (3) sets of foundation plans.
  4. One (1) engineer's letter for post-tension.
  5. Three (3) sets of detailed construction plans with dimensions, materials and electrical.
- The permit fee is based upon the value. The plan review fee is 65% of the permit fee.
  - The City of Corinth has adopted the Unified Development Code (UDC) Ordinance, effective May 20, 2013.

Please see the attached document for the rules and regulations regarding accessory buildings.

The City of Corinth adopted the 2009 International Residential Code (IRC) and the 2008 National Electric Code (NEC) effective 06/2011.

Revised 7/15/13

# **City of Corinth**

## **Residential**

### **Accessory Building Information**

#### **Accessory Buildings:**

- ◆ Accessory buildings shall be constructed no closer than twenty-five (25) feet from the front property line.
- ◆ Accessory buildings shall be no closer than seven and one-half (7-1/2) feet of any other property line or 15' (fifteen) or 25' (twenty-five) per UDC according to lot size.
- ◆ Accessory building shall not be constructed within any easement.
- ◆ Accessory building shall not exceed 15' (fifteen) feet or equal to or less than main structure per UDC.
- ◆ Accessory building may be immediately adjacent to other building walls on the same property, but shall be at least three (3) feet from any opening, door, window or attic vent.

#### **Information:**

- ◆ Accessory buildings will be reviewed by the City's Plans Examiner.
- ◆ Buildings in excess of 200 square feet will require 50% brick on each side and must be set on a foundation.
- ◆ All accessory buildings require inspections. Our automated inspection request line # is: (940) 498-7502. Inspections requested by 8:00 am, will be conducted the same day. Inspections requested after 8:00 am, will carry over to the next business day.

#### **Fees:**

- ◆ 120 Square Feet or less – Permit Required / No Fee
- ◆ Over 120 Square Feet – permit required. Fee based on cost of construction.