

CITY OF MESQUITE

GARAGE CONVERSION

1. Submit plans drawn to scale or with dimensions that describe the proposed construction. All openings such as doors and windows must be shown. Please label each room with the proposed use (i.e., bedroom, bathroom).
2. Indicate the proposed framing details by listing the size, type and length of lumber.
3. Indicate all electrical, plumbing and mechanical items to be installed (receptacle, plumbing, mechanical duct locations).
4. Smoke detectors shall be installed in remaining dwelling when a building permit is required for any proposed work on the dwelling.
5. Each sleeping area (bedroom) shall have two (2) separate means of egress. If a window is used, it shall have a minimum clearance opening of five (5) square feet.
6. If a house was constructed prior to 1964, one-car parking is required on site on approved concrete surface. If installed after 1964, two-car parking spaces are required on site with an approved concrete surface.
7. All electrical outlets installed along the walls shall be installed so that no point along the floor line or along any wall space exceeds six (6) feet horizontally from any outlet in that space. The maximum spacing between receptacles shall be twelve (12) feet. All electrical wall receptacles installed within any bedroom shall be ARC fault protected devices.
8. All framing, electrical, plumbing or mechanical installations must be inspected before work is covered.
9. All garage conversions utilizing HVAC must conform to the Energy Code provision regarding window type, insulation thickness and SEER rating of air conditioning condenser.