

	<b>CITY OF OCEANSIDE</b> Building Division 300 N Coast Highway Oceanside, CA 92054 760-435-3950 <a href="http://www.ci.oceanside.ca.us">www.ci.oceanside.ca.us</a>	I.B. 120
		2022 California Codes
		1/1/2023-12/31/2025 <i>Effective Date</i>

# Garage Conversions

## Informational Bulletin

This bulletin addresses the conversion of a residential garage into living space such as a den, office, bedroom, or living room.

### Planning Division Requirements

Please contact the Planning Division for zoning regulations prior to commencing with a building permit application.

### Plan Submittal Requirements

A building permit is required for all garage conversions and shall be obtained prior to start of any construction. A plot plan and an existing and proposed floor plan must be provided.

The converted garage must meet all the requirements of the Building Codes currently in effect. The following general code items refer to 2022 California Building, Electrical, Energy, Mechanical, and Residential Codes:

These include:

1. A level floor
2. A vapor barrier below or applied topically the existing slab.
3. The area of windows or doors in the habitable area shall be not less than 8% of the floor area. (CRC 303.1)
4. The openable area of these windows or doors shall be not less than 4% of the floor area for natural ventilation. (CRC R303.1)
5. Insulation as required by the current energy code.
6. A minimum 7' ceiling height from finish floor to finish ceiling. (CRC R305.1)
7. Provide smoke and/or carbon monoxide alarms as required. (CRC R314)
8. Provide a permanent method for heating, 68-degree minimum at 3' above the floor in all habitable rooms. (CRC 303.9)
9. Emergency egress windows must have an opening to the exterior of the building of at least 5.7 sf with a minimum clear opening width of 20", a clear opening height of not less than 24", and a finished sill height of not more than 44" above the floor. (CRC R310)
10. Electrical receptacle outlets are required to be installed in habitable living spaces so that no space along the wall will be more than six feet from a receptacle. (CEC R210.52)

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11. An existing gas water heater or furnace may have to be relocated, modified, or replaced to meet code. (CMC 904.1)
12. In cases in which walls are proposed to be added, removed or relocated, a structural plan will be required and an engineer may be needed to provide calculations that justify a compliant design.
13. In cases in which the main house has fire sprinklers, sprinklers will be required in the converted garage.
14. In cases in which walls are proposed to be added, removed or relocated in homes that have fire sprinklers, the proposed floor plan will also be reviewed for compliance with the fire code for sprinkler design criteria. Sprinkler heads may need to be changed and/or relocated.
15. In cases in which the home is on septic, additional bedrooms may require the septic system to be upgraded in compliance with the plumbing code and county health department regulations.