

Your Neighborhood Improvement Guide



Garage Alterations And Permitted Uses



City of Garden Grove
Community Development
Code Enforcement

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Allowable Alterations and Uses of your Garage

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve all of our residential neighborhoods. We share your desire to maintain the quality of life throughout your neighborhood and the City.

As home prices in Orange County continue to rise it's become more and more common, in residential neighborhoods, for the garage to be used as an extension of the living space. The intended use of garages, in the residential zone, is for the parking and storage of automobiles. "Garage" means an enclosed, non-habitable structure for temporary use of vehicles, which may be either attached or unattached to the main dwelling unit or located at grade or below. Please keep in mind that the garage is not designed for human habitation and that the Municipal Code requires that all single-family residential units maintain enclosed garages.

The Garage shall not be used for:

- Living or sleeping quarters.
- Commercial business or industrial activities.
- No stove or oven may be in the garage for the purpose of cooking.



Illegal use of the garage for business activities.



Garage illegally converted to living Quarters.

With this in mind, the following should be a guide for any improvements or uses you may consider for the garage.

Any alteration or installation, which is permanently affixed to the structure and does not interfere with the storage of two automobiles, is allowable.



The garage door must be functional and capable of opening to allow the storage of two vehicles inside.

The following are the minimum garage construction requirements:

- Minimum clear dimensions
 - 18' 4" in width
 - 19' 0" in length
- The wall between the house and garage must be fire protected on the garage side from the foundation to the

underside of the roof sheathing, with either 7/8" of lath and plaster or one 5/8" approved fire rated gypsum board with all fasteners covered with drywall compound and joints taped.

- Any openings for the garage into the dwelling must be protected with 1-3/8" thick solid core door with a self-closing device.
- Floors must be of approved hard, smooth, non-combustible, non-absorbent, material (allowed without a permit). All types of carpeting and wood are examples of non-permitted flooring materials.
- The garage door openings shall be of such size as to permit garage storage of two automobiles.
- Pilots and burners of gas-fired appliances, such as a water heater, installed in a garage, must be a minimum of 18" above the floor.

Examples of allowable permanent alterations or installations that **require** building permits:

- Covering of walls and ceiling, such as drywall. (Paneling does not require a building permit.)
- Electrical lights and outlets
- Heater, water heater, plumbing fixture, etc.
- Window or doorway installation

Examples of allowable permanent alterations or installations that **do not require** building permits:

- Storage shelves and work benches
- Floor tiles or materials as stated above (no carpeting or wood)

Always check with the City's Building Services Division prior to any additions, alterations or installations.

Pride of Ownership/Rentership

Neighborhood pride begins with each of us, whether you own or rent residential or commercial property.

Help to preserve the "Garden" in Garden Grove by showing pride in owner and rentership.

By maintaining clean and healthy yards free of code violations such as overgrown or dead vegetation, excessive paving, debris, inoperative vehicles, and lawn parking, we can all live and work in a community we're truly proud of.

Protect the physical, social and economic strength of your community by supporting self-reliance, through community-based, problem solving. Create a balance between local government, residential and the business community that will make all of us proud to live and work in "Garden" Grove.