Residential Carport Enclosure to Garage Details
This information covers the basic requirements for the enclosure of an existing carport on a single-family residence. A building permit is required to modify a carport to a garage. Any electrical that is added to an existing carport or garage also requires a permit. This should not be considered as a complete list of code requirements. Inspections must be passed before the work is considered completed by the City of Scottsdale.

A. DEFINITIONS
A carport is an accessory structure or portion of a main building with two or more open sides designated for the parking of motor vehicles. Enclosed storage facilities may be provided as part of a carport.

B. LOCATION
The location of the existing carport must meet the setback requirements for your property zoning. If your property is located in a planned community development with amended standards or if you do not know your zoning, please search the Property Information Request website at www.ScottsdaleAZ.gov, search "property information". 

NOTE: Setbacks are measured from property lines.

C. PERMIT AND PLAN REQUIREMENTS

- Plot plan-provide a plot plan (see attached example) showing the streets, property lines, lot dimensions, location of the existing house on the lot and the location of the existing carport. Provide the setback dimensions from property lines and any existing structures that may be adjacent to the building area. You may check with the City Records Department (480-312-2356) to see if there is an existing site plan on file for your property. If one is not available, you can get a copy of your subdivision lot showing the lot dimensions and any easements that may be on your property.

- Building plans-the attached building plans are for your use. You cannot exceed the building dimensions that are shown. Provide the actual dimensions for the new walls and the area to be enclosed. Include the location of any existing doors or windows that may now open to your carport from the residence.
D. INSPECTION REQUIREMENTS

You will be provided an inspection card that will list and detail the required inspections. The following list is for your information and may vary depending on what you will be including in your building.

- A miscellaneous footing inspection.
- A rough framing inspection  NOTE: if you are providing electrical you will also need a rough electrical inspection.
- Wall board/drywall inspection (if being installed)
- A final inspection for framing and electrical (if applicable)

Phone Numbers:
Inspection Services 480-312-5750
Development Services-Planning and Zoning Division 480-312-2500
Automated Inspection Request Line 480-312-5796

ABBREVIATIONS:
W/N=WITHIN
O.C.=ON CENTER
PRESS.=PRESSURE TREATED
P.U.E.=PUBLIC UTILITY EASEMENT
**SITE PLAN**

**CARPORT TO GARAGE EXAMPLE ONLY**

**ADDRESS:**
APN: XXX-XX-XXXX
Q.S.: XX-XX

**SUBDIVISION:**
LOT #:
ZONING:

**LOT AREA:** 8,000 SQ FT

**EXISTING:**
HOUSE: 1,688 SQ FT
CARPORT: 345 SQ FT

**PROPOSED:**
HOUSE: 1,688 SQ FT
GARAGE: 345 SQ FT

**PLEASE NOTE:**
- SITE PLAN MUST MATCH CONFIGURATION FOR YOUR LOT AND MUST BE SCALED
- DIMENSIONS OF PROPERTY AND EASEMENTS AVAILABLE FROM RECORDS DEPT. SHOW DIMENSIONS FROM PROPERTY LINES AND ALL EXISTING STRUCTURES, WALLS, AND SWIMMING POOLS
- SHOW LOCATION AND SIZE OF ALL DRAINAGE OPENING IN BLOCK WALLS

**PROVIDE 3 COPIES OF SITE PLAN**

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**FEMA BLOCK**

<table>
<thead>
<tr>
<th>Community Number</th>
<th>Panel Number</th>
<th>Panel Date</th>
<th>Suffix</th>
<th>FIRM Date</th>
<th>FIRM Zone</th>
<th>Base Flood Elevation (AO Zone, use depth)</th>
</tr>
</thead>
<tbody>
<tr>
<td>045012</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
CARBON MONOXIDE AND SMOKE DETECTORS REQUIRED IN ALL NEW AND EXISTING AREAS OF HOUSE

PROVIDE AT LEAST ONE GFCI PROTECTED OUTLET, IN ADDITION TO ANY PROVIDED FOR SPECIFIC EQUIPMENT (IE GARAGE DOOR OPENERS)

GARAGE/DWELLING SEPARATION SHALL BE PROVIDED BY 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE TO SEPARATE THE GARAGE FROM THE RESIDENCE AND ATTIC OR MASONRY WALLS.

KITCHEN/DINING
TIGHT FITTING SELF-CLOSING SELF-LATCHING MIN. 1 3/8" SOLID CORE OR 20 MINUTE FIRE RATED DOOR

EXISTING HOUSE

LIVING ROOM

EXISTING CARPORT

STORAGE

NEW STEM IF NECESSARY

PANEL EXTERIOR FACE OF GARAGE W/MIN. 3/8" PLYWD OR OSB

UNDER FINISH MATERIAL 3000# HOLDDOWN W/ 5/8" ANCHOR BOLTS

**MINIMUM 1'-6" SIDE WALLS

CARPORT/GARAGE CONVERSION PLAN
SHOW LOCATION OF POSTS AND COLUMNS
SHOW LOCATION OF ANCHOR BOLTS AND HOLD DOWNS
TOP PLATE NAILED TO EXISTING BEAM

2X4 OR 2X6 STUDS

STUCCO SYSTEM OR T1-11 OVER 15# BUILDING PAPER

MINIMUM 3/8" PLYWD

2X4 OR 2X6 STUDS
REDWOOD OR PRESSURE TREATED
IF LESS THAN 6" TO GRADE

2X4 OR 2X6 BOTTOM PLATE
REDWOOD OR PRESSURE TREATED

WEEP SCREED
3/4" BELOW FIN.FL.

SILL PLATE ON EXISTING SLAB

1/2" EXPANSION ANCHOR
2 1/2" MIN. IMBED.
@ 48" O.C. & W/N
12" OF PLATE ENDS

2X4 OR 2X6 STUDS

STUCCO SYSTEM

2X4 OR 2X6 PLATE-FOUND.
REDWOOD OR PRESS. TREATED

CONCRETE OR BLOCK STEM
#4 CONT.

WEEP SCREED
3/4" BELOW FIN.FL.

EXTERIOR INFILL WALL BETWEEN
EXISTING POST AND BEAM CONSTRUCTION

CARPORT/GARAGE CONVERSION
# Nailing Schedule

Include the Nailing Schedule in the Final Plans.

<table>
<thead>
<tr>
<th>Building Elements</th>
<th># and Type of Fastener</th>
<th>Spacing of Fasteners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joist to sill or girder, toe nail</td>
<td>3-8d</td>
<td></td>
</tr>
<tr>
<td>Sole plate to joist or blocking, face nail</td>
<td>16d</td>
<td>16 - o.c.</td>
</tr>
<tr>
<td>Top or sole plate to stud, end nail</td>
<td>2-16d</td>
<td></td>
</tr>
<tr>
<td>Stud to sole plate, toe nail</td>
<td>3-8d or 2-16d</td>
<td></td>
</tr>
<tr>
<td>Double studs, face nail</td>
<td>10d</td>
<td>24 – o.c.</td>
</tr>
<tr>
<td>Double top plates, face nail</td>
<td>10d</td>
<td>24 – o.c.</td>
</tr>
<tr>
<td>Sole plate to joist or blocking at braced wall panels</td>
<td>3-16d</td>
<td>16 – o.c.</td>
</tr>
<tr>
<td>Double top plates, minimum 48-inch offset of end joints, face nail in lapped area</td>
<td>8-16d</td>
<td></td>
</tr>
<tr>
<td>Blocking between joists or rafters to top plate, toe nail</td>
<td>3-8d</td>
<td></td>
</tr>
<tr>
<td>Rim joist to top plate, toe nail</td>
<td>8d</td>
<td>6 – o.c.</td>
</tr>
<tr>
<td>Top plates, laps at corners and intersections, face nail</td>
<td>2-10d</td>
<td></td>
</tr>
<tr>
<td>Built-up header, two pieces with ½ - spacer Edge</td>
<td>16d</td>
<td>16 – o.c. each</td>
</tr>
<tr>
<td>Ceiling joists to plate, toe nail</td>
<td>3-8d</td>
<td></td>
</tr>
<tr>
<td>Continuous header to stud, toe nail</td>
<td>4-8d</td>
<td></td>
</tr>
<tr>
<td>Ceiling joist, laps over partitions, face nail</td>
<td>3-10d</td>
<td></td>
</tr>
<tr>
<td>Ceiling Joist to parallel rafters, face nail</td>
<td>3-10d</td>
<td></td>
</tr>
<tr>
<td>Rafter to plate, toe nail</td>
<td>2-16d</td>
<td></td>
</tr>
<tr>
<td>1x brace to each stud and plate, face nail</td>
<td>2-8d</td>
<td></td>
</tr>
<tr>
<td>Built-up corner studs</td>
<td>10d</td>
<td>24 – o.c.</td>
</tr>
<tr>
<td>Roof rafters to ridge, valley to hip rafters</td>
<td></td>
<td></td>
</tr>
<tr>
<td>toe nail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>face nail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rafter ties to rafters, face</td>
<td>3-8d</td>
<td></td>
</tr>
</tbody>
</table>

## Wood structural panels, subfloor, roof and wall sheathing to framing

<table>
<thead>
<tr>
<th>Fastener</th>
<th>edges</th>
<th>intermediate</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/16 – ½</td>
<td>6d common nail (subfloor, wall)</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>8d common nail (roof)</td>
<td>6</td>
</tr>
<tr>
<td>19/32 – 1</td>
<td>8d common nail</td>
<td>6</td>
</tr>
<tr>
<td>1 1/8 – 1 ¼</td>
<td>10d common nail or</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>8d deformed nail</td>
<td>6</td>
</tr>
<tr>
<td>Cellulosis fiberbd</td>
<td>1 ½ galv. Roofing nail</td>
<td>3</td>
</tr>
</tbody>
</table>

a. All nails are smooth-common, box or deformed shanks except where otherwise stated.
b. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
c. Four-foot-by-8-foot or 4-foot-by-9 foot panels shall be applied vertically.