



City of Clearlake

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CONSTRUCTION OF GARAGES

BUILDING PERMIT INFORMATION

A Building Permit is required for the construction of a garage. If you have questions about the building permit requirements or procedures, contact the Building or Planning Department.

STEPS FOR OBTAINING A CITY BUILDING PERMIT

Hours for obtaining/submitting an application for a building permit or obtaining planning information are: 7:30-9:30am and 3:30-5:30pm Tuesday thru Friday.

Please follow this procedure when applying for a building permit:

1. Contact the Clearlake Planning Department for zoning, setback requirements and possible mergers that may be required for your property. The City can also check the building file on your property for information that could help you prepare the garage plans.

If you have questions regarding the building code standards, contact the City of Clearlake Building Department.

2. Submit two (2) sets of the plans, manufacturer's installation instructions and a building permit application to the Clearlake Building Department at City Hall for zoning clearance. See "Required Plans" below for information on what plans are needed. The City will review your plans for compliance with zoning and setback requirements.
3. If the garage is proposed on a lot with a septic system, contact Lake County Environmental Health Division at (707) 263-1164 for their approval prior to visiting the Clearlake Building Department.

REQUIRED PLANS

1. Plot plan showing: property boundaries; adjacent street(s) by name; location and dimensions of all proposed and existing structures; location of propane tank (if any); building setbacks from the property lines; and location of driveway and off-street parking area. If you are asking for a reduction of the setbacks to preserve a large tree on the property, then show the tree's location and note the type of tree and its trunk diameter on the plan.
2. Construction plans for the carport and/or manufacturer's installation instructions. If you have questions about what you need to show on the plan, please contact the City of Clearlake Building Department.
3. If grading is proposed, a grading plan must be submitted to the City Engineer for approval. Do not start grading until you have received the approved City grading permit.

INSPECTIONS

To schedule building inspections, call the Building Department: 24-hour notice is required.

The City gives final building inspection approval. The Building Department will verify that the construction complies with the City's zoning clearance approval.

HINTS

The setback requirements for garages are the same as for homes. Setback requirements may be reduced to preserve large trees on the property (contact the Clearlake Planning Department for more information). 12" roof eaves may extend to within 30" of the property line.

The minimum size of a parking space is 9' by 19'. This parking space must be clear of any obstructions, such as steps, appliances (washing machine and dryer, water heater) or other mechanical equipment. Design the garage wider than the minimum required width to provide more area for opening the car doors.

A two-car garage is required for all new single family dwellings.

If you are building a garage and have a propane tank of 125 gallons or more on the property, there must be a 10' ft. separation between the garage and the tank. When constructing a detached garage, there is no minimum setback from a structure however, if you construct within 3 feet of any structure a 5/8" firewall will be required.

A garage cannot be built on a vacant lot.