



Development Services
4200 Mills Civic Parkway #1D
P.O. Box 65320
West Des Moines, IA 50265-0320

Building Division
bi@wdm.iowa.gov
515-222-3620
TDD/TTY 515-222-3334

Residential Additions & Attached Garage Permit Requirements

Required Attachments:

- **Site-plan** showing all dimensions of the proposed project (an aerial map may be utilized):
 - a) Front and rear yard setback from property lines.
 - b) Side-yard setbacks from property lines.
 - c) Minimum 10' setback from detached structures (i.e.: garages, sheds, pools)
- **Floor plan** showing all dimensions, label rooms, doors, windows within the addition and all affected areas of the existing house.
- **Wall section** showing a) footing/foundation, b) beam size and span joist size and span, c) stud size and spacing, d) rafter/truss size & spacing, e) insulation thickness\R-value, and any other info requested.

Additional information:

- For stairs, the maximum riser height is 7-3/4" and the minimum tread depth is 10".
- Handrails are required for stairs with four or more risers. The handgrip portion of the handrail shall be have a maximum width of 2 5/8" (a 2"x 4" or 2"x 6" flat is not acceptable).
- Guardrails are required for floors, landings or drop offs which exceed 30" in height. They shall be a minimum of 36" high and have a maximum space of 4" between the spindles.
- Egress window, Smoke detector & Carbon Monoxide detector information is available within the application "More Info" step.

Required Inspections:

1. **Footing-** Inspection after footings are dug and reinforcement is placed, but prior to the placement of any concrete. May be necessary to verify property lines at this point. Min. footing depth= 42".
2. **Foundation-**
 - a. **Foundation Steel-** Inspection after all reinforcement has placed in the wall and prior to any concrete being poured.
 - b. **Foundation Tar, Tile, & Gravel-** Inspection after all damp proofing, drainage tile, and gravel over drainage tile has been installed and prior to backfilling.
3. **Plumbing Ground Works-** Any plumbing ground works that will be installed below a concrete slab.
4. **Framing/Electrical/Plumbing/Mechanical (rough-ins)-** Inspection after framing, rough plumbing, mechanical, and electrical are completed and prior to covering, insulation or drywall.
5. **Final-** Inspection after all building, electrical, mechanical and plumbing is "trimmed out". Structure should be completed and ready to occupy.