

Garage-to-Room Build Sequence

Frame, insulate, and finish your new step-free living space.

Planning a conversion means following a strict order of operations. Use this sequence to build a permanent living space without failing a single municipal inspection.

● Key Conversion Specs

≤ 44 in

Max egress sill from finished floor

5.7 sq ft

Minimum net clear opening for egress

6 in

Concrete curb for window wall infill

1/8 in

Typical floor slope drop per foot

100 amps

Dedicated electrical service for climate loads

9,000-12,000 BTU

Mini-split capacity based on footprint

48 hours

Plastic test time for slab condensation

6-mil

Poly sheeting thickness for vapor barrier

*Keep the door header
Leave the original header exactly where it is!
Safely relying on the massive engineered beam
carrying the roof load avoids thousands in
complex structural engineering and framing costs.*



● Sequence: Prep & Framing

- 1 Permits & Testing** Verify zoning, calculate electrical capacity, and test slab moisture before pulling permits or ordering lumber.
- 2 Moisture & Subfloor** Seal poly sheeting vapor barrier and build a tapered sleeper floor across the slab.
- 3 Infill & Framing** Pour the concrete curb, anchor the sill plate, and frame under the original header.

● Fixing the Foundation

Find your row: **Concrete condition**

Concrete condition	Your pick	Why
Hairline surface cracks	Fill with epoxy sealant	Prevents disastrous moisture intrusion
Quarter-inch gaps	Consult structural engineer	Ensures legal and safe support
Heavy pitting	Apply self-leveling compound	Creates a perfectly stable base

● Check Before You Build

- Tape out planned furniture directly onto bare concrete to align electrical outlets.
- Measure the existing ceiling height against local municipal building codes.
- Include window sash thickness when calculating the net clear egress opening.
- Confirm awning windows will not block the exterior exit path when open.
- Pick engineered oak hardwood over solid planks for better dimensional stability.

● Sequence: Systems & Finish

- 1 Utilities & Insulation** Run electrical conduit, install fiberglass batts, and blow attic cellulose before hanging drywall.
- 2 Climate Control** Mount the ductless mini-split and safely route insulated refrigerant lines to the outdoor compressor.
- 3 Finishes & Inspection** Hang drywall, install interior doors, add trim, paint, and pass the final municipal inspection.

● Project Notes & Dimensions

Enjoy your beautiful, bright, and perfectly conditioned new living space!