

Building a Garage

By JOE SZYNKOWSKI | Green Shoot Media

If your home doesn't already have a parking garage but you have the space, consider making the investment. The convenience of a great garage extends beyond a place to park your car.

Before making plans to have a professional construct a garage on your property, it's important to purchase proper permits from your local government. This fee shouldn't be considered a nuisance. It's in your best interest to get officials involved.

They will inspect building plans, and field inspectors will verify that it is being built to safety codes. Plus, you don't want the hassle of constructing a building without proper approval.

DETACHED OR ATTACHED?

You will be faced with the decision of which type of garage you want to add to your property. Should you attach it to your existing walls or build it as its own independent structure? Each has pros and cons.

Ask these questions while planning your budget:

- **Which is more convenient?** An attached garage offers people the ability to escape rainy or other less-than-perfect weather conditions once they arrive home.



REAL ESTATE 101

Proper Insulation

The U.S. Department of Energy recommends insulating floors above unconditioned garages and sealing all possible sources of air leakage. "This strategy has the added benefit of minimizing the danger of contaminants (from car exhaust, paint, solvents, gardening supplies, etc.) in the garage migrating into the conditioned space," according to Energy.gov. An air barrier should be used to prevent cold air in the garage from "short circuiting" the insulation underneath the subfloor, the department advises.

It also is a great place to house vehicles and store extra supplies from the house.

- **Which is safer?** A major safety issue with an attached

garage occurs when it is used to store chemicals such as gasoline, paint or weed killer. There is a threat that these chemicals may leak into the

home, creating dangerous fumes for everyone inside. Detached garages also are safer in the event a fire was to start inside, lessening the

chances of a catastrophe to all of your belongings.

Which is more affordable? Since you will be building from an existing structure's walls, you often can save money when building an attached garage.

BENEFITS OF PARKING IN A GARAGE

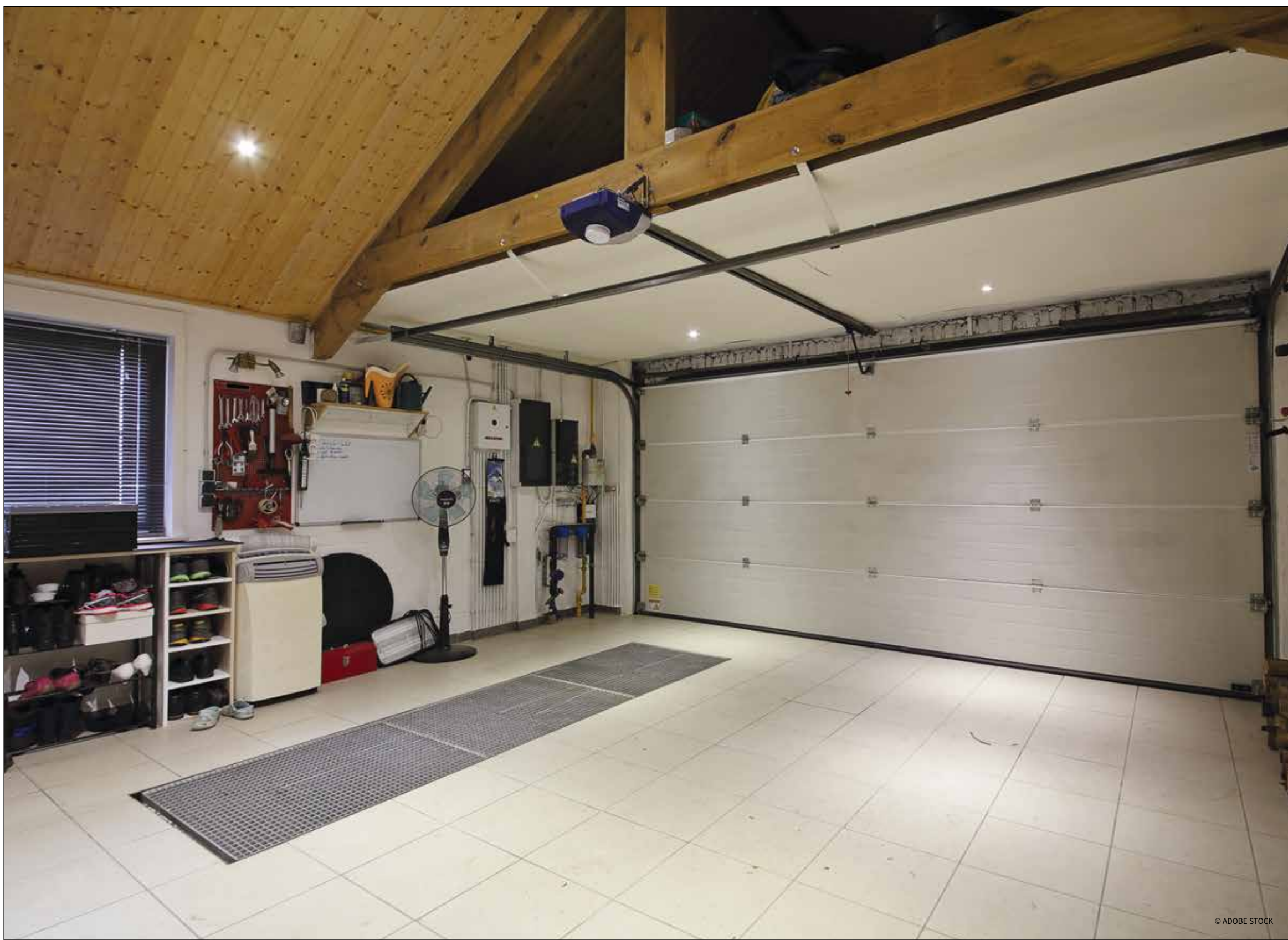
Extreme temperatures can have disastrous results for vehicles left outside. Escaping the frigid winter temperatures to scrape your windows is only one benefit you'll receive when parking in a garage.

The warm climate of a garage will keep your vehicle's fluids and oils in stable condition, leading to a more efficient and long-lasting engine.

You actually can save money on your insurance policy, as some companies offer discounts to those who primarily park inside. This is mostly because a vehicle is less likely to be vandalized or damaged by other drivers.

Also, your car's exterior will be less likely to be damaged from sun rays or exposure to elements such as snow and wind.

Keep these factors in mind when budgeting for your big garage project. Proper planning can save you money in the end and ensure your satisfaction with the finished product.



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- **Which is safer?** A major safety issue with an attached garage occurs when it is used to store chemicals such as gasoline, paint or weed killer. There is a threat that these chemicals may leak into the home, creating dangerous fumes for everyone inside.

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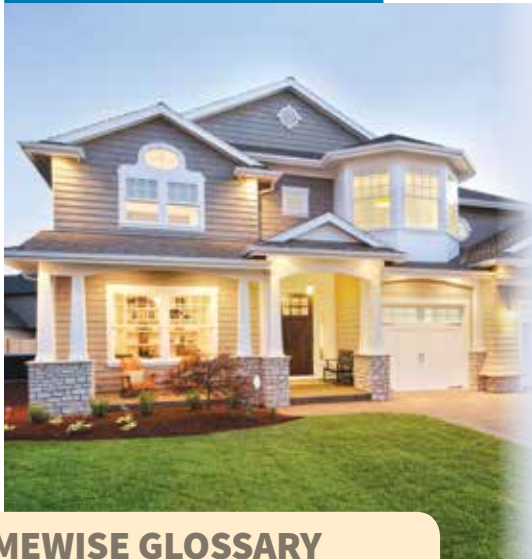
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HOMEWISE GLOSSARY

Value in use: the present worth of the future benefits of ownership.

Variance: a deviation from specific requirements of a zoning ordinance due to special conditions of the property.

SOURCE: Columbia University

AD SPACE