



Community Development
Department

GARAGES - ATTACHED

Requirements:

Permit Procedure:

1. Submit a completed permit application (*VC 9-1-2-1.4; *IRC-R105).
2. Submit a copy of the plat of survey showing the proposed location of the garage, the overall dimensions and the distance from the lot lines and other buildings on the property. If a contractor will construct the garage, the contractor must be licensed in the Village of Streamwood (*VC 9-1-2-1.4; *IRC-R105).
3. Submit a complete set of plans. The plans must indicate framing sizes and spacing, pitch of roof, wall and roof construction (*IRC-R106). For special structural situations and for projects over \$10,000, stamped, architectural plans are required.
4. No residential zoning lot shall have more than one curb cut for the purpose of accessing said lot (*VC 11-9-3-1(C)(5)).

Inspection Requirements:

1. An inspection of the foundation trench is required before the concrete is poured (*IRC-R109.1.1).
2. An inspection of the concrete slab preparation is required before the concrete is poured (*IRC-R109.1.1).
3. Electrical and framing inspections are required (*IRC-R109.1.2 and R109.1.4).
4. A final inspection is required before the garage is used (*IRC-R109.1.6).
5. To request an inspection, contact the Community Development Department at 630-736-3843, at least 24 hours in advance.

Specifications: *Please note that these specifications are general and **not** comprehensive. Additional changes may be made by the inspectors at the time of site check to ensure construction is in conformance with Village Code.*

1. A 42-inch (42") trenched foundation is required, a minimum of eight inch (8") wide with a belled footing or 10" wide with no bell for one story structures (*IRC-R403.1.4 and R404.1.2).
2. The floor must be 4 inch (4") gravel with #10 wire mesh, 4 inch (4") concrete, 6-bag mix and scored in four (4) equal sections (*IRC-R506).
3. Six (6) mil (.006 inch) vapor barrier must be provided between gravel and concrete (*IRC-R506.2.3).
4. Anchor bolts for bottom plate must be provided six feet (6') on center and within twelve inches (12") of the corner (*IRC-R403.1.6.1).

5. Wall framing must be 2" x 4" studs, 16 inches (16") on center (*IRC-R602).
6. Plywood sheathing at corners must be provided (*IRC-R602).
7. Exterior siding must have a vapor barrier or black paper minimum (*IRC-R703). Inspection is required before siding is installed.
8. Rafter ties, four feet (4') on center must be provided (*IRC-R802.3.1).
9. Roof sheathing must be minimum ½" plywood for 16" on center framing and minimum ⅝" plywood with clips for 24" on center framing(*IRC-R803.1). OSB is not allowed for roof sheathing.
10. Fifteen pound felt paper underlayment and 235 pound asphalt shingles must be provided. A minimum 1' x 1' roof vent is required (*IRC-R806 and R905.2.7).
11. A minimum of two 2 inch by 12 inch (2-2" x 12") header with ½" plywood web between, must be provided for a maximum sixteen foot (16') overhead door. Larger spans must be designed by an architect (*IRC-R602.7).
12. Outside service light, inside light, outlet for door opener and at least one GFI outlet are required. Wiring must be in thin-wall conduit. All receptacles in garage must be GFI protected except for overhead door. All outlets must be at least eighteen inches (18") above floor (*NEC-410.10 and 210.8)
13. An individual 20 amp dedicated electrical circuit is required.
14. A driveway from the street to the garage is required. The maximum driveway width is twenty-five feet (25'). Driveway must be installed within twelve (12) months (see separate handout for driveway requirements) (*VC 11-9-3-1(C)).
15. Two sheets of 5/8" type x drywall must be applied to the house side of the garage from the bottom of plate to underside of roof (*IRC-R302.6).
16. Doorway between garage and house must have a solid wood door 1-3/8" thickness or equivalent. Door must have a closer or spring hinges (*IRC-R302.5.1).
17. Maximum Lot Coverage: The total ground area occupied by any principal building, together with all accessory buildings shall not exceed thirty-five percent (35%) of the total area of the lot (*VC 11-5.3-6.D).
18. No more than one garage shall be permitted per zoning lot (*VC 11-4-4(D)(3)).

References (revised 01/2014):

*VC = Village Code

*IRC = International Residential Code (2012)

*NEC = National Electrical Code (2011)