



Community Development
Department

GARAGES - DETACHED

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 1-2-1.4).
3. Submit a complete set of plans. The plans must indicate framing sizes and spacing, pitch of roof, wall and roof construction. For special structural situations and for projects over \$10,000, stamped, architectural plans are required.
4. The garage must be located at least five feet (5') from the lot lines and ten feet (10') from the house in an R-3 zoning district. The garage shall not exceed the height of the principal structure or seventeen feet (17') in height (whichever is less), measured from the grade level of the accessory structure (*VC 11-4-4-(D)(1)(d)).
5. It shall not occupy more than thirty percent (30%) of the required rear yard and cannot be built on an easement (*VC 11-4-4(D)(1)(b)).
6. It shall not be located in the front, side or corner side yard (*VC 11-4-4(D)(1)(a)).
7. 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).
8. 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).
9. No more than one garage shall be permitted on any zoning lot nor shall any detached garage exceed six hundred square feet (600' sq.)(*VC 11-4-4(D)(3)).

Inspection Requirements:

1. An inspection of the foundation 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 required by the inspectors at the time of the site check to ensure that the construction conforms to Village Codes.*

- A minimum of a twenty inch (20") deep by twenty inch (20") wide spread footing is required with two (2) ½" reinforcing bars (see attached drawing). (*IRC-R403.1)
- 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).
- Anchor bolts for the bottom plate must be provided six feet (6') on center and within twelve inches (12") of the corners (*IRC-R403.1.6).
- Wall framing must be 2" x 4" studs, 16 inches (16") on center with double top plates (*IRC-R602).
- One inch by four inch (1" x 4") diagonal bracing or ½" plywood sheathing at corners must be provided (*IRC-R602.10.4).
- Exterior siding must have a vapor barrier or black paper minimum (*IRC-R703). Inspection is required before siding is installed.
- Rafter ties, four feet (4') on center, must be provided or continuous ceiling joists of proper size (*IRC-R802.3.1).
- Two inch by six inch (2" x 6") rafters should be sixteen inches (16") on center (*IRC-R802).
- 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.
- Fifteen pound felt paper underlayment and 235 pound asphalt shingles must be provided. Roof vents are required (*IRC-R806 and R905.2.7).
- A minimum of 2-two 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 (*IRC-R602.7.1).
- Outside service light, inside light, outlet for door opener and at least one GFI outlet is 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 the floor (*NEC-210.8(A)(2)(EX)).
- Exterior receptacles shall be installed in waterproof enclosures.
- Garage receptacles shall be GFI protected except those dedicated for special usage or overhead door (Section *NEC-210.8(A)(2)(EX)).
- A minimum of one individual 20 amp dedicated electrical circuit is required.
- All wiring to the garage shall be installed underground and fed from the principal structure. All underground wiring shall be in rigid metal conduit or intermediate metal conduit and shall be continuous. Number 12 THHW wire shall be used. A #12 ground wire shall be pulled and bonded to all metal boxes. All metal conduit shall be a minimum of twelve inches (12") deep (*NEC-342.10 and 344.10). PVC conduit may be used below grade only, when used with rigid metal elbows.
- A driveway, with a minimum width of nine feet (9'), from street to garage is required. Driveway must be installed within twelve (12) months (see separate handout for driveway requirements) (*VC 11-9-3-1(C)).

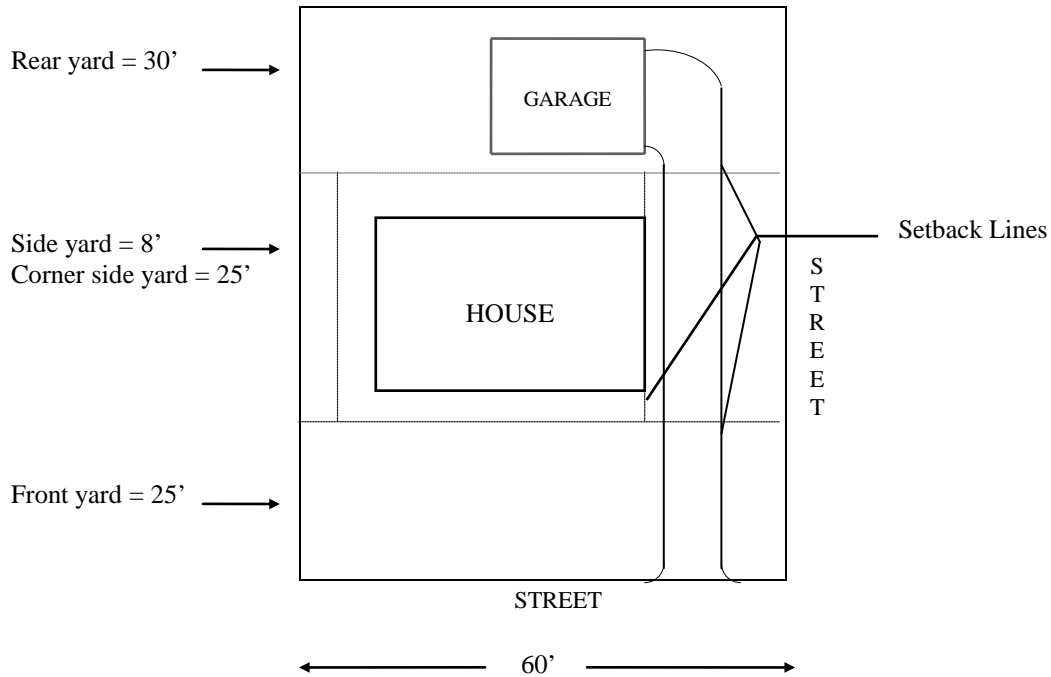
References (Revised 01/2014): *VC=Village Code

*IRC= International Residential Code (2012)

*NEC=National Electric Code (2011)

Required Setbacks and Lot Coverage

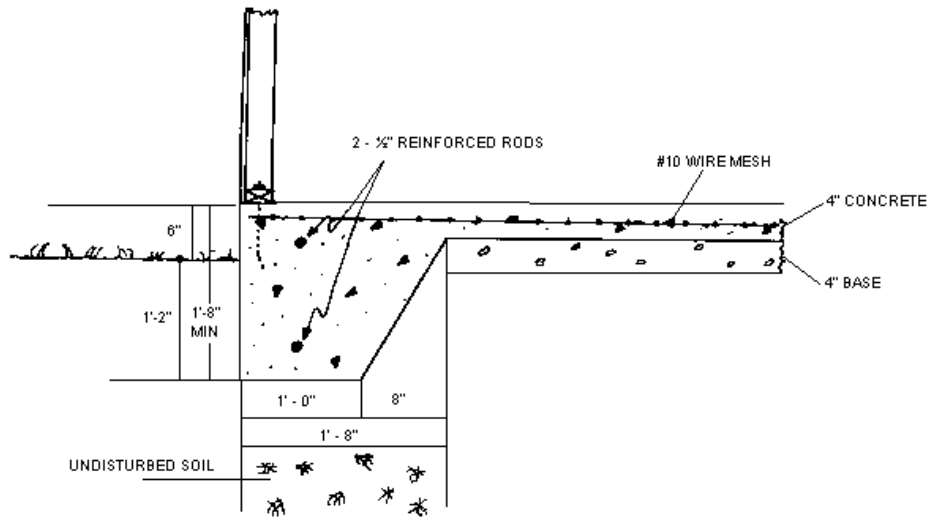
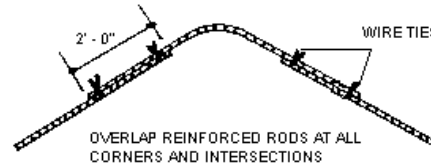
Please note that all detached accessory structures must be located in the rear yard (not permitted in corner side yards), at least ten (10) feet from the principal structure (house), five (5) feet from any lot line, and five (5) feet from any other structure and must not be located on any easement and cannot occupy more than thirty percent (30%) of the required rear yard.



$$\frac{\text{Garage Coverage Area}}{\text{Rear Yard Area}} = \frac{20' \times 20'}{60' \times 30'} = \frac{400 \text{ sf}}{1800 \text{ sf}} = 22\%$$

FOUNDATION SPECIFICATIONS FOR DETACHED GARAGES

NOTE: Reinforcing rods must be elevated by hanging them or tying them to vertical rods inserted into the footing excavations.



DETACHED GARAGE FOOTING (CONTINUOUS)