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## DETACHED GARAGE GUIDE

### PERMIT PROCEDURE:

- Submit completed [Building Permit Application](#)
- Submit completed [Demolition Permit](#) (if applicable)
- Submit completed [Contractors List](#) (All contractors must be registered prior to permit issuance)  
Click the following link to learn about how to register as a contractor: [Contractor Registration](#)
- Submit signed contractor contract/proposal
- Provide copy of Plat of Survey indicating the location and dimensions of proposed garage/driveway and all existing structures, and the distance of proposed garage and all existing structures from each lot line and adjacent structures
- Elevation Drawings (all sides)
- Floor plans indicating electrical and mechanical layout
- Construction Drawings or [Garage Wall Section](#) Diagram
- Site drainage plans (required if garage covers 20% or more of required rear yard)

### ZONING REQUIREMENTS:

- Maximum square footage of garage dependent upon lot size
  - Maximum 528 sq. ft. on lots 7,500 sq. ft. or less
  - Maximum 660 sq. ft. on lots between 7,501-9,999 sq. ft.
  - Maximum 800 sq. ft. on lots between 10,000-21,799 sq. ft.
  - Maximum 1,000 sq. ft. on lots 21,780 sq. ft. or greater
- Garage must be minimum of 3' from lot lines and not located in dedicated easement
- Garage height not to exceed 15' from grade to peak
- Garage must be served by an improved driveway

### CONSTRUCTION REQUIREMENTS:

- Garage Construction to meet 2018 International Residential Code Requirements
- Electrical Requirements – See [Detached Garage Minimum Electrical Requirement](#) Guide
- Frost Protection required for garages over 600 square feet

### NORMAL INSPECTIONS:

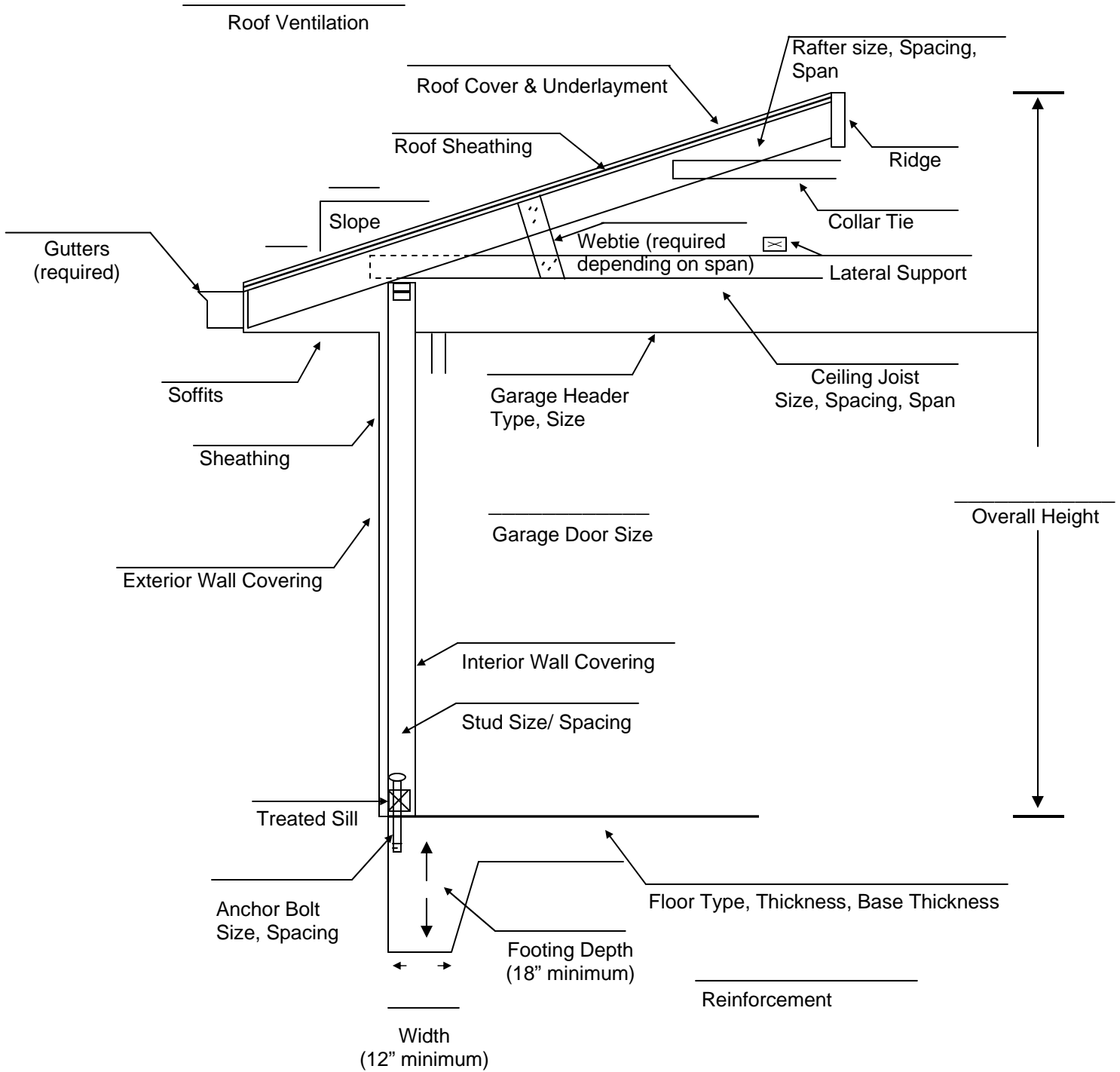
- Footing/ Garage Slab
- Underground Electric
- Framing
- Final Building & Electric

### FEES:

- Permit: 2% of Construction Valuation
- Additional Inspections deemed necessary: \$60 Missed or Re-inspections: \$60
- Retainer: \$500 – returned after final inspection approval

# GARAGE WALL SECTION

Overall Building Size       $\frac{\text{Length}}{\text{Length}} \times \frac{\text{Width}}{\text{Width}}$



# Detached Garage

## Minimum Electrical Requirements

Garage Electric installation to meet Chicago Electric Code 2018 edition

Garage Electrical Service shall be on its own circuit (OF 15.04)

Underground electrical feed to garage shall be (NEC 300.5):

- Direct Burial Cable 24" below grade/rigid where vertical
- Rigid Metal Conduit or Intermediate Metal Conduit 6" below grade
- Rigid Non-Metallic (PVC) 18" below grade

Minimum one (1) interior light controlled by wall switch (NEC 210.70)

Minimum one (1) exterior light at each entry controlled by wall switch at garage entry and from inside dwelling (NEC 210.70 (A)(2)(a)). Motion sensor allowed in lieu of inside dwelling control

Minimum one (1) GFCI protected outlet inside the garage (NEC 210.8(A)(2))

Minimum one (1) ceiling mounted dedicated outlet for overhead door (installed or future)

Provide disconnect/snap switch to disconnect all electrical power to structure.

Disconnect switch should be located where conduit comes into the garage and labeled "Garage Disconnect" (NEC 225.36)

### Garage permit submittal must include:

- Electrical layout indicating lights, outlets, switches and disconnect
- Registration of electrical contractor performing work

### Electrical Inspections Required:

- Underground (trench open)
- Rough Electric (prior to covering)
- Final Electric (upon completion)
  - If no covering...i.e. insulation, pegboard, drywall...only final inspection required

