

DETACHED GARAGE

APPLYING FOR A PERMIT

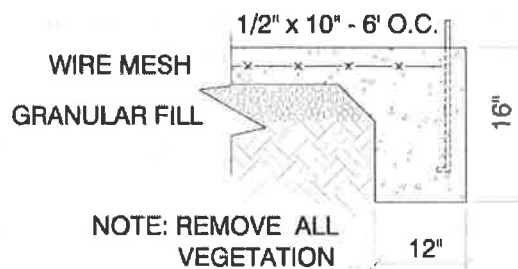
The following must be submitted for the issuance of a building permit:

- 1) Completed building permit application, specify:
 - dimensions of garage
- 2) Copy of your plat of survey indicating:
 - proposed location of the garage in relation to property lines and all other structures
- 3) Framing plan for garage construction (see attached)

CONSTRUCTION REQUIREMENTS

ONE-STORY FRAME DETACHED GARAGES AND ACCESSORY BUILDINGS

- 1) Grade beam construction permitted consisting of a 4-inch concrete floor on minimum 4 inches of crushed stone or gravel poured monolithically with a minimum 16-inch thickened outer edge a width of 12 inches around perimeter of building, said grade beam to be of equal depth and on undisturbed soil. Grade beam to be keyed into ground a minimum of 4 inches. Wire mesh required. Strip all sod.
- 2) Concrete minimum 6-bag mix.



- 3) Foundation anchor bolts shall be 6-ft. on center. A bolt shall be within 12 inches of the end of the bottom plate.
- 4) Bottom plate shall be pressure-treated lumber.
- 5) Studs, maximum spacing 16 inches O.C.

- 6) Wall sheathing and building paper may be omitted if corner bracing is used. Each corner is to be braced from top outward in two directions to a minimum of 72 inches from corner at sill plate, and may be applied on the inside surface of studs, minimum 1" x 4".
- 7) Corner post must be three 2" x 4".
- 8) Top plate may be single, provided rafters occur directly over studs and plate at corners is lapped to provide tie.
- 9) Sill plates must be treated lumber. Minimum size of rafters is dependent on span. Ridgeboard must be one size larger than rafters.
- 10) Rafter ties at eaves not less than 2" x 4" maximum spacing 6 feet O.C.
- 11) Two roof vents required.

ZONING REQUIREMENTS

Location:

No accessory building or structure shall be erected or altered:

- within 10 feet of the principal structure;
- within 5 feet of any other building on the lot and abutting properties;
- within a required front yard;
- within 5 feet of the rear or side lot lines;
- on any easement; however, may build up to an easement.

Size:

- Building height shall not exceed 17 feet.
- The total of all accessory buildings and structures in the rear yard of a property may not occupy more than 30 percent of the rear yard.
- Only one private garage shall be allowed on a residential lot. Such garage shall be either an accessory building or an accessory portion of a principal building and shall not be larger than 936 sq. ft.

INSPECTIONS REQUIRED

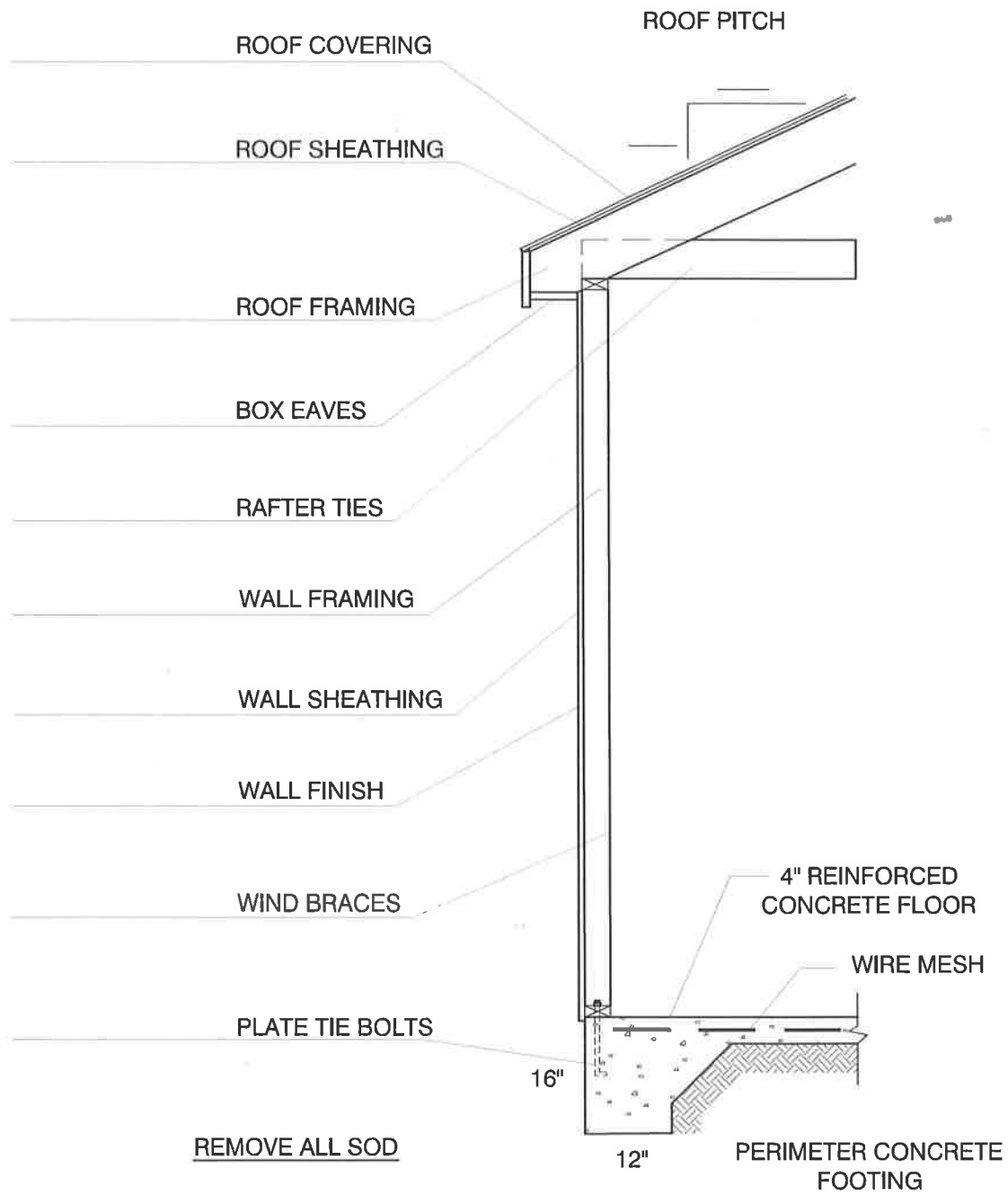
- Footing and foundation (pre-pour)
- Rough building (electrical, framing)
- Final building (electrical, framing)

Call 24 hours in advance for inspections: 708-206-3856

ACCESSORY STRUCTURE

OWNER: _____

ADDRESS: _____



CROSS-SECTION