



ECONOMIC DEVELOPMENT DEPARTMENT

1937 MUNICIPAL WAY ♦ ROUND LAKE BEACH ♦ ILLINOIS ♦ 60073

TEL: (847) 546-2351 ♦ FAX: (847) 201-7229

GUIDELINES FOR DETACHED GARAGES

PLAN SUBMITTAL REQUIREMENTS (DRAWING REQUIREMENTS) *Submit 2 Copies

- ✓ Indicate proposed garage location on a copy of the Plat of Survey showing overall size and distances from the lot lines, main building and setback distances.
- ✓ Height is limited to 15' or 3/4 of the primary structure height, whichever is greater. [Zoning 215.1, 2]
- ✓ Show foundation type and depth (at least 42" below grade)
- ✓ Show framing size, spacing, and spans of all posts, beams, and joists.
- ✓ Show details of all connections and methods of fastening.
- ✓ Show the overall height of structure.
- ✓ Show all electrical and mechanical work on submittal (if applicable)
- ✓ Observe lot coverage limits

REQUIRED INSPECTIONS

- All inspections require 24 hour advance notice
- Contact JULIE before you dig, dial 811 or 1-800-892-0123
- **Footing Inspection or monolithic pour inspection (Prior to pouring concrete)**
- **Foundation wall inspection (if applicable)**
- **Slab inspection (if applicable)**
- **Underground Electric/Mechanical (if applicable)**
- **Rough- Framing/Electrical/Mechanical**
- **Final- Framing/Electrical/Mechanical**

LOCATION

- Garages located in a floodplain shall comply with the storm water ordinance [Title 9, Chapter 4, Section 9-4-5].
- Shall be setback at least five feet (5') from both side and rear lot lines and shall not be located in easements. [Zoning 215.3]
- Shall be setback at least ten feet (10') from the main building or other Accessory Structures. [Zoning 215.3]

GENERAL

- Permit Duration: 6 months; must have inspection within 90 days. [Title 8, Chapter 1, Section 105.5]

FOUNDATION (MONOLITHIC SLAB) –For buildings up to 600 sq. feet only

- Footings shall be supported on undisturbed natural soil.[IRC R403.1.4]
- Footing width shall be a minimum of 12" wide (assuming that the load bearing value of the soil is at least 2,000 psf). [IRC Table R403.1]
- Footing depth shall be a minimum of 12" below grade. [IRC R403.1.8]
- 1-#5 or 2- #4 rebar are required in the middle third of the footing. [IRC R403.1.3.2]
- Slab thickness shall be at least 3½" thick. [IRC R506]
- Concrete must be a minimum of 6" above grade. [IRC R404.1.6]
- Buildings over 600 sq. ft. must be frost protected [IRC R403.1.4.1]

ANCHOR BOLTS

- The sill plate shall be anchored to the foundation with ½" anchor bolts placed a maximum 6' on center. Bolts must be a minimum of 1/2 " in diameter and a minimum of 7" into concrete and not more than 12" or less than 7 bolt diameters from corners and splices.[IRC R403.1.6]

BASE

- A minimum 4" thick base course consisting of clean, graded sand, gravel, or crushed stone shall be placed on the prepared subgrade. [IRC R506.2.1]

CONCRETE

- A minimum cement content of 520 lbs. per cubic yard of concrete.[ACI 318]
- A minimum compressive strength of 3,500 psi at twenty-eight (28) days. [IRC R402.2]
- Concrete shall be air entrained at five percent to seven percent (5% - 7%) by volume of concrete. [IRC R402.2]

OVERHEAD DOOR HEADERS

- Maximum span for a 2- 2" x 12" header is 9'-9" with a 10' maximum tributary roof load. [IRC Table R502.5]
- Maximum span for a 2- 2" x 12" header is 8'-5" with a 14' maximum tributary roof load. [IRC Table R502.5]
- May provide engineered lumber manufacturer's specifications with relevant information highlighted.
- May have a design professional specify header requirements

ROOF DESIGN

- Roofs shall be designed for 30 psf snow load and 20 psf wind pressure (based on 90 mph) [Title 8, 8-1-1-2, B, 27 (IRC 301.2)]

GARAGES [Zoning 215.1, 1a]

3-CAR GARAGE FOR SINGLE FAMILY RESIDENCES

1 per zoning lot

Not to exceed 676 square feet.

Not to exceed twenty-six feet (26') on any side.

2-CAR GARAGES FOR MULTI-FAMILY RESIDENCES

1 per zoning lot.

Not to exceed 576 square feet.

Not to exceed twenty-four feet (24') on any side.

* Any structure exceeding 600 sq. ft. requires a frost protected foundation. [IRC 403.4.1]