



DETACHED GARAGES SPECIFICATION GUIDELINES

APPLICATION PROCEDURE:

1. Submittal of a Building Permit Application, Site Plan, Grading Plan, Survey, Tree Plan (if applicable), Construction Conduct Plan, Driveway Permit and Plans for the project. MWRD Watershed Management Permit (if applicable).
2. Contractors to be currently registered with the Village.
3. Permit fees are based upon:
 - Square footage of the garage.
 - Electrical Work.
 - Number of inspections.
 - Plan Review.
4. Required Inspections are:
 - Footing and Slab Pre-Pour (together)
 - Rough Framing.
 - Rough Electrical.
 - Building Final.
 - Electrical Final.
 - Grading.
 - Tree Plan.
 - Construction Conduct Plan.
5. A pre-construction meeting may be required to assist with any planning or design issues.
6. Specific zoning requirements, that may pertain, can be found on the Village website. Also, refer to section 1286.06 — *Accessory Buildings* - on the last page of this handout.
7. Further reference may be obtained in the 2011 National Electrical Code and 2012 International Residential Code, Section R309 - *Garages and Carports*.

Minimum Construction Requirements

CONCRETE

Remove all topsoil, loose fill and organic matter under entire garage area.

Install 4" of stone. Pour a minimum of 4" of concrete, reinforced with wire mesh.

Mesh to comply with ASTM A-185; minimum size 6" x 6", #10 x #10.

Pull mesh up into slab when pouring.

Floor to be sloped toward vehicle entry doorway.

12" x 12" perimeter footing to be 6" above final grade.

Contact the Palos Park Community Development Department at 708-671-3730 for footing and slab form inspection before pouring concrete.

WALLS

2 x 4 *treated* bottom plate with anchor bolts 6' on center. Double 2 x 4 top plate.

2 x 4 studs 16" on center. Triple 2 x 4 studs at comers.

King and Jack studs on both sides of windows and doors.

Double 2 x 12 headers spanning *overhead door openings* with flitch plate or *Yi*" plywood between. Laminated Veneer Lumber (LVL) may be used as per architect specifications. Double 2 x 8 headers spanning *average window openings* with flitch plate or *Yi*" plywood between.

Double 2 x 6 headers spanning *service door openings* with flitch plate or *Yi*" plywood between. Double sill plate under window openings.

Wall sheathing to be *Yz*" plywood. Particle board or OSB is *not* permitted. Wrap walls with housewrap or 15 lb felt.

ROOF

2 x 6 rafters **16"** on center directly over wall studs at top plate. (For garages up to 24' in width)

2 x 8 hips and ridges. (For garages up to 24' in width.)

2 x 6 cross ties at 48" on center.

Roof sheathing to be *Yz*" **plywood**. Particle board or OSB is *not* permitted.

15 lb felt under 240 lb Class "A" fire rated shingles.

ELECTRICAL

Electrical conduit through the garage slab and into the house must be rigid metal.

Conduit from garage to house may...be rigid metal 6" deep, PVC 18" deep or underground cable 24" deep.

All garages shall have a minimum of two (2) wall outlet receptacles and one (1) outlet receptacle in the ceiling for each overhead garage door.

All wall outlets in the garage shall be GFCI protected.

At least one (1) ceiling light is required for each bay.

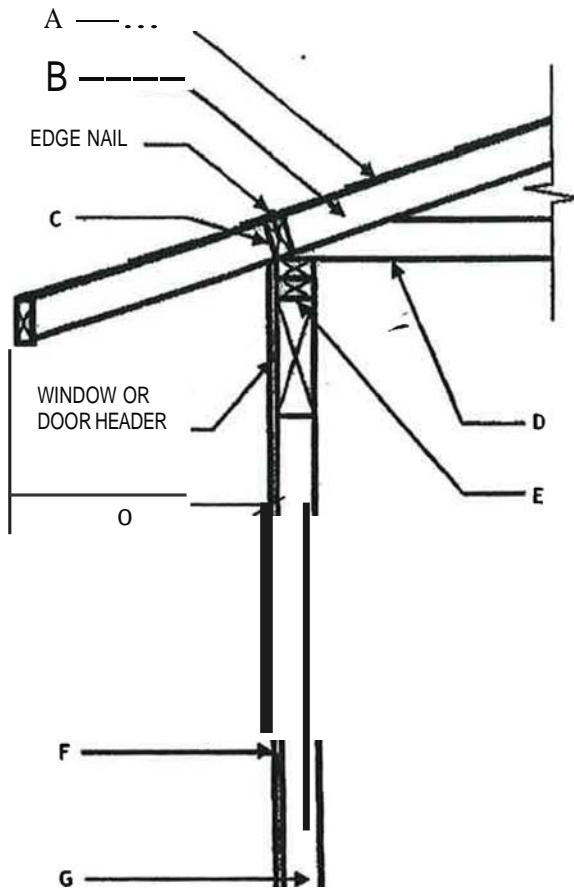
One (1) outside light is required at each exterior service door.

One (1) outside light is required on each side of overhead doors.

Service to garage must be a separate circuit.

For further information, please contact **Robert J. Adams** - *Chief Building Inspector*
Phone #708-671-3732 or email: radams@palospark.org.

FRAMING AND FOOTING DETAILS



A. ROOF COVERING ON 15# FELT PAPER ON PLYWOOD OR 1-x 4 SKIP SHEATHING (WOOD SHAKE OR WOOD SHINGLE ONLY). PLYWOOD EDGE NAIL Bd @ 6" O.C.
 _____ SHEATHING

B. MANUFACTURED TRUSSES OR RAFTERS.
 FTRUSSES ARE USED, PROVIDE TRUSS CALCULATIONS.
 RAFTERS: 1x _____ @ _____ O.C.
 (REFER TO ALLOWABLE SPAN FOR RAFTERS)

C. BLOCKING OR EAVE VENTS WITH 16d.NAILS @ 8" O.C.
 TO DBL. TOP PLATE. REFER TO FASTENING SCHEDULE.

D. CEILING JOIST: 2" x _____ O.C.
 (REFER TO ALLOWABLE SPAN FOR CEILING JOIST)

E. DOUBLE TOP PLATE (MIN. 48" SPLICE) WITH 12(16d) NAILS @ EACH SIDE OF SPLICE

F. SILLING MATERIAL: _____

G. STUD WALL WITH 2" x _____ STUDS @ 16" O.C.

H. BOTTOM PLATE (PRESSURE-TREATED WHEN IN CONTACT WITH CONCRETE) WITH 1/2" x 10" ANCHOR BOLT @ 6' O.C. MAX (Min two bolts per SIU Section) MINIMUM 3" x 3" WASHERS

I. Concrete slab.

J. 6" MINIMUM CLEARANCE TO GRADE

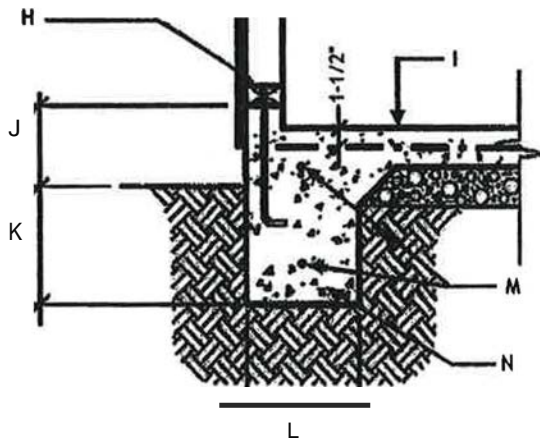
K. 12" DEEP BELOW UNDISTURBED SOIL

L. 12" WIDE

M. (2) #4 REINFORCING BARS (CONTINUOUS)

N. CONCRETE FOUNDATION

O. EAVE DIMENSION: _____



1286.06 ACCESSORY BUILDINGS, STRUCTURES AND USES.

All accessory buildings, structures, and uses shall be subject to the requirements of this Section.

(a) General Accessory Building Regulations. The following standards shall apply to all accessory buildings, in addition to any other regulations within this Section:

(1) No accessory building shall be constructed prior to construction of the principal building to which it is accessory.

(2) Except as allowed pursuant to subsection (d) below in regard to home occupations, no accessory building on a residential zoned lot shall be used for commercial purposes.

(3) No zoning lot shall have more than 2 accessory buildings on it, plus 1 additional accessory building for each full acre over 3 acres.

(4) The maximum height of any detached accessory building shall not exceed 25 feet, unless otherwise permitted or limited by this Code.

(5) In a residential district, no accessory building shall be within 10 feet of any principal building, unless attached to the principal building.

(6) The side and rear setbacks for an accessory building shall be 1 foot for each 40 square feet of floor area within the accessory building, but in no case shall any point of an accessory building be less than 15 feet from any lot line.

(7) No accessory building shall be constructed beyond the front building line of the principal building.

(8) On comer lots, accessory buildings are only allowed to be constructed in the rear and side yards and not in the front and comer side yards provided it meets the required setbacks provided herein.

(9) On through lots, accessory buildings are allowed to be constructed in the rear and side yards provided it meets the required setbacks. The rear yard setbacks shall be the average front yard setback for the adjacent properties.

(10) The combined footprint areas of all accessory buildings on a zoning lot shall not exceed the lesser of two and one-half percent (2 1/2%) of the lot area or the footprint area of the primary building (or 2/3 of that footprint area in the case of a one-story primary building).