



At the Heart of Community

Garages



Rules & Restrictions

*All work shall be performed in compliance with the minimum standards of the 2012 International Residential Code.

*Indicate the location of the driveway, its dimensions and the type of driveway to be installed- asphalt or concrete. See driveway handout for more information.

*The maximum area of a detached garage shall not exceed 720 sq. ft.

What to Submit

*Completed application.

*5 copies of a Certified Plat of Survey with the proposed location of the garage drawn to scale with dimensions, including elevations showing finished grade and include garage dimensions and setbacks.

*5 sets of plans drawn to scale with dimensions, details of garage construction, including size, reinforcement, materials, elevations, and a typical wall section. Any and all electrical work is to be indicated on the plans.

Inspections

*Inspections are scheduled for A.M. or P.M. Monday through Friday with 48 hours advance notice. Call before 1:00 P.M. two business days before you want your inspection. Same day re-inspections are not available.

*Pre-pour inspections:

- ~ After trench footing has been dug or after floating slab has been excavated and formed, prior to pouring concrete.
- ~ After framework is complete- for formed walls on top of footings.

*Electrical inspection – before electrical wire is buried.

*Framing inspection – after all rough framing and electrical have been completed.

*Final inspection.

Note:

*If an inspector needs to return more than once for the same phase of any required inspection, a \$85.00 re-inspection will be required to be paid before the re-inspection takes place.

Locations

*Garages located within the rear 25% of the depth of the side or rear yard shall not be closer than 5 ft to the lot line.

*No accessory structure shall occupy more than 30% of the required side or rear yard.

*Garages not in the rear 25% of the property shall maintain required setbacks.

*Garages may not be located within an easement.

*Call J.U.L.I.E. (800-892-0123) before digging.

Costs

Plan Review and Permit Fees are determined by the square footage of the job. A fee schedule is available on our website under the municipal code.

\$180.00 Engineering Fee

\$105.00 Building Deposit

-refunded in accordance with Municipal Code Title 8, Chapters 2-6, Sections A-E. Allow 4-6 weeks for refund after final inspection has taken place.

*If final inspection is not scheduled and approved prior to expiration date on permit, the building deposit will be forfeited to the Village.

I have read and reviewed these requirements.

Signature of Applicant

Date

Address



This checklist for garage construction is **only a summary** of the code requirements based on the 2012 International Residential Code.

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General Requirements

- The minimum floor thickness shall not be less than 4-inches over a minimum of 4-inches of approved fill.
- Garages attached to buildings require a minimum 8-inch wide by 42-inch deep trench foundation wall. The new wall is to be attached to the existing wall with #4 re-bar at a maximum 18-inches on center vertically at all points of connection. The ceiling and walls of attached garages adjacent to the house shall have a minimum 1-hour fire rating. Detached garages 10' or less from the house shall meet the fire rating of an attached garage.

Electrical information to be submitted (if the garage is to be provided with electricity) shall include the following:

- The type and size of the underground raceway to the garage and its burial depth.
- The type and size of the conductors within the underground raceway to outlets and switches.
- The location(s) of all outlets and switches. Note that if a service door is to be installed, an exterior light is required at the door and shall be controlled by a three-way switch at the door and in the house. All garage outlets shall be GFI protected except ceiling outlets for garage door openers and single dedicated outlets for appliances.
- Any outlets shall be GFI protected and waterproof.
- Indicate whether any new circuits shall be added to the existing panelboard and the size of the overcurrent protection.

The typical wall section on the plans shall include

- The size of the footing/foundation.
- The size of the anchor bolts and their spacing. Note that there shall be bolts 12-inches from all corners and a minimum of two bolts per plate.
- Indicate sill sealer beneath the sill plate.
- Indicate the sill plate shall be treated or other decay resistant lumber.
- Indicate the size of the studs and their spacing.
- Indicate a double top plate.
- The type of windbracing to be installed shall be indicated along with the type of wall sheathing.
- Indicate the type of siding to be installed and the vapor barrier to be used.
- Indicate the size and spacing of the ceiling joists/collar ties to be installed.
- Indicate the size and spacing of the roof rafters or trusses, the size of the ridge and the size of the hip rafters if applicable.
- Indicate the thickness and type of roof sheathing.
- Indicate the installation of ice and water shield and the type and weight of the underlayment and roof shingles.
- Indicate the size of the overhang if any, the type of material to be used and the method of venting.
- Indicate the method of venting the roof.
- The plans shall include the sizes of all headers. Indicate the overhead garage door header size, grade and species of lumber in order to verify span requirements. Headers shall be engineered.
- If masonry is to be used, indicate the lintel sizes at all openings.



Community Development Department

505 Telser Road
Lake Zurich, IL 60047
P: (847) 540-1696 F: (847) 726-2182
www.LakeZurich.org
Permits@LakeZurich.org

Permit Application

Date of Application _____

Project Information

Property Address: _____

Type of Project: _____ Business Name: _____

(For commercial/industrial applications only)

Owner's Name/Address: _____
(If different from above) _____

Owner's Phone: _____

Value of proposed construction/improvements: \$ _____ Owner's Email: _____

Description of Work

Contractor Information

Contractors are required to be registered with the Village of Lake Zurich. Please refer to the Contractor Registration Application.

General Contractor: _____ Phone: _____

Address: _____ E-mail: _____

Other Contractor: _____ Type: _____ Phone: _____

Address: _____ E-mail: _____

Other Contractor: _____ Type: _____ Phone: _____

Address: _____ E-mail: _____

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Printed Applicant Name: _____ Phone: _____

Applicant Signature: _____ Owner or Contractor

(Please Select One)

Property Owner Signature: _____

Application must be signed by the property owner. A signed letter of authorization/contract from the property owner must be submitted with the application in lieu of signature on application.

Director of Building and Zoning Signature: _____ Date: _____