



At the Heart of Community

Garages



Rules & Restrictions

*All work shall be performed in compliance with the minimum standards of the 2018 International Residential Code & Lake Zurich Building 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. Indicate if there is a culvert.

*Indicate how garage siding or exterior will match the house.

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

What to Submit

*Completed application.

*1 hard copy, electronic copy, plus 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.

*1 hard copy, electronic copy, plus 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, plumbing, and mechanical 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 847.540.1696 x8150 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 \$100.00 re-inspection will be required to be paid before the re-inspection takes place.

Locations

*Garages shall maintain a 7' or 10' side yard setback (depending on subdivision requirement). Reduction is allowed for some detached garages.

*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.

200.00 Engineering Fee
\$500.00 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. _____

REV 2026

Signature of Applicant

Date

Address



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This checklist for garage construction is **only a summary** of the code requirements based on the 2018 International Residential Code.

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.
- ☐ Indicate any proposed second floor.
- ☐ No garage may be used as a dwelling unit.
- ☐ Maximum height 25 feet or height of house, whichever is less.
- ☐ Indicate open space proposed (landscape surface area) with the garage constructed and driveway extended.

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

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.