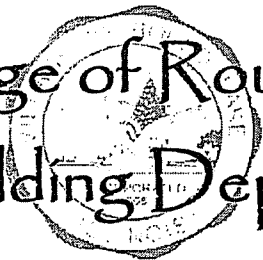


# Village of Round Lake Building Department



442 North Cedar Lake Road • Round Lake, IL 60073 • 847-546-0963 • Fax 847-546-1872

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## **DETACHED GARAGE REGULATIONS** **CALL THE BLDG. DEPT. AT 847-546-0963 FOR INSPECTIONS**

Building permits expire one year from the date on the permit. However, if work has not started within six months of the date of the permit, the building permit is void.

Call JULIE at 1-800-892-0123 for location of utilities prior to digging.

No change to the approved plans is authorized without prior written approval by the code official and only the construction indicated on the attached plans is authorized by the issuance of this permit.

### **Permit application Guidelines:**

1. Submit to the Round Lake Building Department for review:
  - a. Building permit application.
  - b. Two copies of the plat of survey dimensionally locating the garage with respect to the property lines and any buildings on the site.
  - c. Two copies of the garage specifications including the framing and foundation plans indicating the overall size and materials to be used in construction.
  - d. Homeowner's Association approval letter if applicable.

### **Setback Requirements:**

1. The garage shall be set back ten feet (10') from the rear lot line.
2. The garage shall maintain the same side yard setback as is required for the principle structure located on the zoning lot.
3. No part of the detached garage shall be located closer than the ten feet (10') to the principle structure.
4. No detached garage shall be constructed or occupied on any lot prior to the completion of the principle structure to which it is accessory.

### **Bond Requirements:**

A \$250.00 refundable cash bond is required.

### **Construction Details:**

1. Concrete floor shall be not less than four inches (4") thick, reinforced with #10 wire screen or fiber mesh over a base of crushed stone or pea gravel of at least four inches (4") in depth. Base to be placed on undisturbed soil. Thickened slab shall be not less than twenty inches (20") wide by eighteen inches (18") deep around the entire perimeter of the slab. A minimum of four inches (4") of footing shall be above ground. (see diagram)
2. Sill plates connecting the walls to the floor shall be bolted to the foundation. Bolts shall be a minimum of one half inch (1/2") in diameter and spaced on six foot (6') centers and not more than one foot (1') from each corner. Install a minimum of two anchor bolts per bottom plate.
3. Wall studs shall have a maximum spacing of sixteen inches (16") on center. A double top plate shall be required on all walls, and corners shall be lapped. Also, each corner shall require a minimum of three (3) studs. Double studs shall be required for all jambs and headers. Nominal dimension of wall studs and plates shall be two inches by four inches (2" x 4").
4. Each corner shall be wind braced with either four feet by eight feet by one half inch (4' x 8' x 1/2") thick plywood or equivalent, or one inch by four inch (1" x 4") lumber notched into the studding braced outward from the top in two (2) directions to a minimum of six feet (6') from corner at the bottom plate.
5. All roof rafters must be at least two inches by six inches (2" x 6") and spaced not more than sixteen inches (16") on center. Ridge board shall be a minimum of two inches by eight inches (2" x 8"). Ceiling ties shall be a minimum of two inches by six inches (2" x 6") spaced a minimum of six feet (6') on center. No splicing is permitted. Collar ties shall be spaced four feet (4') on center for all common rafter spans more than twelve feet (12') in width and of a size not less than one inch by six inches (1" x 6"). If roof trusses are used, building truss specifications must be submitted and approved by the Building Department.
6. Roof sheathing of not less than one half inch (1/2") thick plywood shall be used in conjunction with 15 pound felt paper under a minimum of 235 pound seal down shingles. Minimum 25 years warranty on shingles.
7. All header dimensions shall be approved by the Building Department.

### **Minimum Size:**

1. Minimum garage size is 500 sq. ft. and no larger than the principle structure.

### **Electrical:**

Garages with more than one entry must have the lighting for that area switched at all entries. The lighting switch must be located within thirty-six inches of the entry. At least one receptacle outlet shall be installed in each detached garage. All receptacle outlets shall have ground-fault circuit-interruption protection. Exception: Receptacles installed in the ceiling intended for garage door openers.

**Required Inspections:**

1. After trench footing has been dug or after footing slab has been excavated and formed prior to pouring cement.
2. When electrical raceway has been placed in the trench and before it is buried.
3. Framing: after all rough framing and electrical have been completed.
4. Final: when garage is completed.

It is the contractor's and ultimately the owner's responsibility to know the village code provisions. The owner or his agent is responsible for constructing all permitted work in compliance with village codes. Failure to identify any aspect of the proposed design not in compliance with the village code during plan review does not relieve the owner of the obligation to achieve full village code compliance. The Code Official cannot list all code sections on the drawings or documents.

Updated 2/4/09 – ms

