



Village of Algonquin

The Gem of the Fox River Valley

COMMUNITY DEVELOPMENT

DETACHED GARAGE

What is required to obtain a building permit for a detached garage at my home?

- Completed permit application.
- Two copies of your Plat of Survey indicating the size and location of the detached garage with dimensions from the property lines.
- Two complete copies of the garage plans.

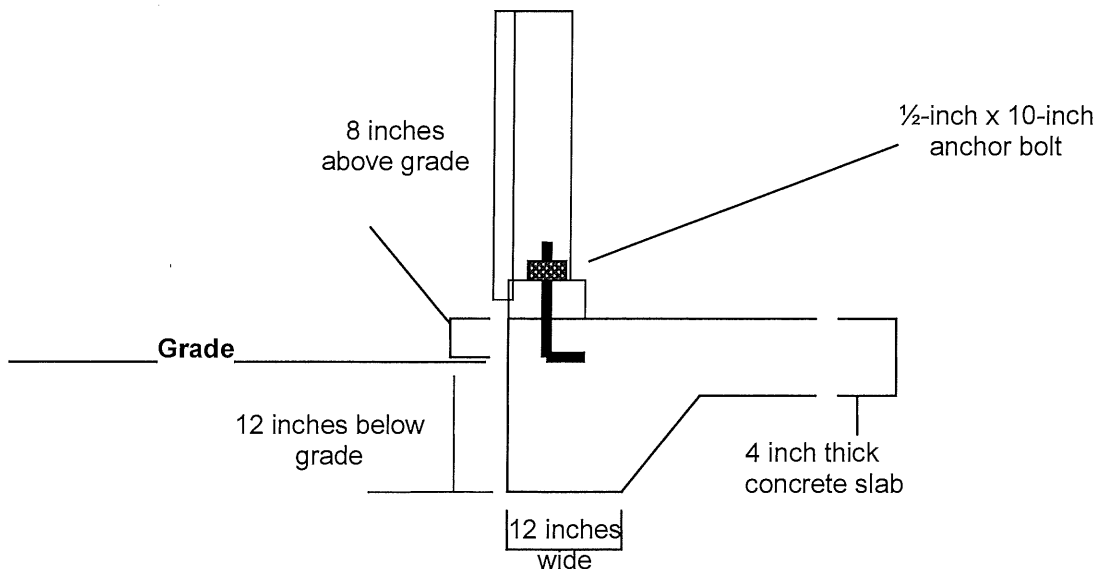
NOTE: Computer generated framing plans provided by retail outlets which do not provide all required information will not be accepted.

What are the minimum construction requirements for a detached garage?

- All garages are required to have a hard surface driveway of concrete, asphalt or pavers.

FOUNDATION

- Minimum footing depth is 12 inches below grade.
- Minimum 4-inch thick floor reinforced with #10 woven wire fabric over a base of crushed stone or sand at least 5 inches in depth.
- Sill plates connecting the walls to the floor shall be treated material, and shall be bolted to the foundation. Bolts shall be not less than 1/2 inch in diameter and spaced 6 feet on center and not more than 12 inches from the corners.



WALL CONSTRUCTION

- Studs shall not be more than 24 inches on center and securely fastened to the bottom plate that is bolted to the floor.
- A double top plate shall be used and all materials shall be a minimum of 2x4 nominal.
- Double studs shall be required at all corners and jambs with an opening more than three feet in width.
- Each corner shall be wind braced outward from the top in two (2) directions with a minimum of 1x4 diagonal bracing notched into the studs, or structural sheathing at the corners.
- Double 2x8 headers are required over main doors nine (9) feet or less in width and a double 2x12 header on doors up to seventeen (17) feet in width (non-loadbearing). Loadbearing headers will be larger and sized per load tables.
- A service door not less than 36 inches in width shall be required.

ROOF REQUIREMENTS

- All roof rafters shall be at least 2x6 and spaced not more than 24 inches on center.
- A ridge board shall be installed, and be not less than 2x8.
- Rafter ties in the lower third of the roof of at least 2x8 spaced every 4 feet on center, and collar ties in the upper third of the roof of at least 1x6 at not more than four feet on center are required on all common rafter spans more than twelve (12) feet in width.
- Roof sheathing of not less than ½-inch thick plywood or oriented strand board (osb).

ELECTRICAL REQUIREMENTS

- One (1) GFCI-protected receptacle.
- One (1) switched interior ceiling or wall light fixture.
- One (1) switched exterior light fixture at all service doors.

ONLY LICENSED ELECTRICIANS MAY PERFORM WORK IN THE VILLAGE.

All electrical installations must meet the requirements of the 2002 National Electrical Code as adopted and amended by the Village.

BRICK DETACHED GARAGES

- Shall have a concrete footing not less than four (4) feet below grade and not less than sixteen (16) inches wide and eight (8) inches thick. Foundation walls shall be a minimum of eight (8) inches thick. All other requirements shall be the same.

REQUIRED INSPECTIONS

- **Footing or slab form** -- prior to pouring concrete.
- **Framing and electrical rough-in.**
- **Driveway base**--prior to installation of asphalt or concrete.
- **Final inspection** --when detached garage and driveway are complete.

If you have questions concerning detached garages please contact:
COMMUNITY DEVELOPMENT at 847-658-2700 (option 3)

IMPORTANT INFORMATION

CONTACT J.U.L.I.E BEFORE YOU DIG

Call 811 or 800-892-0123 or <http://www.illinois1call.com/>

48 HOURS BEFORE YOU DIG EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS

Individual subdivision covenants may have special requirements and restrictions.