

# Village of Spring Grove

## Detached Garage

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

- ❑ Only one accessory building per lot is permitted (i.e. shed/detached garage).
- ❑ Completed permit application.
- ❑ One copy of a detailed framing plan drawn to 1/4" scale. (Computer generated framing plans provided by retail outlets which do not provide the required information will not be accepted.)
- ❑ A design plan. Colors and materials for exterior walls, trim, roof, windows, doors, and shutters will be reviewed. All detached garages must compliment and coordinate with the principal structure on the lot, both in architectural style and material selection.
- ❑ A letter of approval from your Homeowner's Association (if applicable).
- ❑ A \$500 Performance Bond.
- ❑ Buildings over 192 sq. ft. are regulated by Village Ordinance. Applicants are required to appear before the Architectural Review Commission for review of the location, intended use, height, size and architectural style for their recommendation of approval to the Village Board. See permit application for more information.

### How much does a building permit cost?

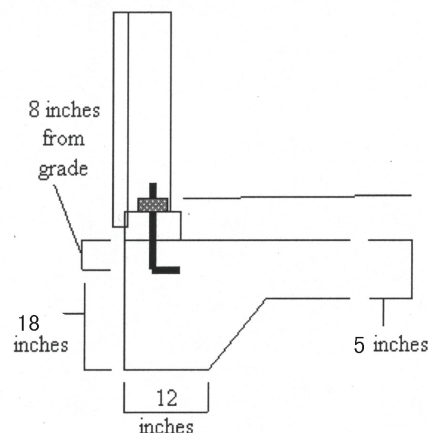
The building permit cost is figured by the square footage of the detached garage. The cost per square foot is \$0.80. For example, the building permit cost for a 20' x 20' detached garage would be \$320.00 (400 sq. ft. x \$0.80).

### What are the construction requirements for a detached garage?

- ❑ Zoning districts R1, R2 & E1 maximum size is 600 square feet. Maximum height to the ridge is 15 feet.
- ❑ *Individual subdivision covenants may have special requirements requiring placement, siding materials & colors. It's your responsibility to verify this.*
- ❑ **Only licensed electricians may perform work in the Village.**

### Foundation

- ❑ Minimum footing depth is 18 inches.
- ❑ Minimum 5-inch thick floor reinforced with #10 wire screen 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 16 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 thickness).
- ❑ Double studs shall be required at all corners and jambs with an opening more than three (3) 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.
- ❑ Double 2 X8 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.
- ❑ A service door not less than 2 feet X 8 feet in width shall be required.
- ❑ An exterior switched light fixture shall be required at all service doors.
- ❑ All garages are required to have a hard surface drive.

## **Roof Requirements**

- ❑ All roof rafters shall be at least 2X6 and spaced not more than 16 inches on center. Rated roof trusses may be spaced 24 inches on center.
- ❑ Rated roof trusses require hurricane clips every 4 feet.
- ❑ A ridge board shall be installed, and be not less than 2X6.
- ❑ Ceiling ties of at least 2X6 spaced evenly with a minimum of three (3) collar ties at not more than four (4) foot centers are required on all common rafter spans more than twelve (12) feet in width and of a size not less than 1X6.
- ❑ Roof sheathing of not less than one-half (1/2) inch thick plywood or Oriented Strand Board.

## **Electrical Requirements**

- ❑ One (1) receptacle. GFI protected.
- ❑ One (1) ceiling or wall light fixture.
- ❑ One (1) switch for light fixture.

**All electrical installations must meet the requirements set forth in the National Electrical Code.**

## **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 shall be required. Foundation walls shall be a minimum of eight (8) inches thick. All other requirements shall be the same.

### **Required Inspections**

1. Footing or slab form - prior to pouring concrete.
2. Framing and electrical rough in.
3. Driveway base - prior to be covered with asphalt or concrete.
4. Final inspection - when detached garage and driveway are complete.

Please give 24-hour notice for all inspections.

815-675-2121

**Contact J.U.L.I.E. before you dig @ 800-892-0123**