



Permit Procedure

All applicants must submit completed permit application, estimated cost of construction and a plot plan sketch showing the size and location of all existing structures (house, sheds, pool, fencing etc) and the proposed attached garage with dimensions from the property lines. Additional information required upon application includes;

1. A detailed framing plan, showing spacing, size and direction of layout for ceiling joists, rafters and/or trusses.
2. Provide Illinois roofing license number for any contractor hired to do roofing on the project.
3. Before digging call J.U.L.I.E. at 1 800 892 0123.
4. Building permit fees are \$25 for the first 100 sq ft and .20 cents for every additional sq ft.
5. If converting an attached garage/attic or basement into living space permit fee is .10 cents per square feet.

Inspection Requirements

The City currently enforces the International Residential Code for single-family and its accessory structure construction. Check with Inspection Division to find the latest edition we have adopted. Inspections must be scheduled for each of these items:

- 1) FOOTING-After vegetation has been removed, fill installed/compacted, forms set and prior to pouring concrete;
- 2) SILL PLATE/FRAMING-after walls and roof framed and sheeted.
- 3) ELECTRICAL ROUGH-if installed, requires separate permit.
- 4) FINAL-After garage completion.

Zoning Requirements

Attached garages must meet the same setbacks and height limitations as required by residence for the zoning district in which it is located. (Corner lots have two front yards and must meet both front yard setbacks)

Structures must be kept out of any utility and drainage easements as shown on the Plat of Survey for the property.

Flood plain areas are strictly regulated and may require engineering and/or architectural design.

Attached Garages

Specifications

Foundation: A 36" deep frost footing at least 12" wide at bottom is a required minimum. If a two (2) story structure will be built, the bottom eight (8) inches of the footing must be at least fifteen (15) inches wide for conventional framing, nineteen (19) inches wide when using brick veneer and twenty-three (23) inches wide when using fully grouted masonry.

Fill material: shall not exceed 24" for sand or gravel nor 8" for earth-MUST BE COMPACTED

Adding to existing slab: Min. 1/2" rebar 18" on center placed 6" into existing slab and 18" into new.

Concrete slab shall be a min. of 3 1/2 " thick with approved vapor barrier between the fill material and concrete and must be sloped toward the vehicle entry doorway.

Sill plate: Plate shall be a minimum nominal 2x or larger plate having width equal to studs.

Must be pressure treated lumber for protection against decay.

Sill plates shall be bolted by a minimum 1/2" anchor bolt with nut and washer at least 7" into concrete. J-Bolts shall be located within 12 inches from the ends of each plate section and at a maximum of 6 feet on center down the wall.

Walls: Studs shall be a minimum of No.3 standard or stud grade lumber. 2x4 studs shall be 16 inches on center up to 10 feet in height. 2x6 studs may be 24 inches on center up to 16 feet in height. Contact the Inspection Division if 2 story garage or higher side walls will be utilized.

Wall sheathing may be 5/16" plywood or OSB when studs are 16 inches on center and 7/16" or 1/2" plywood or OSB when studs are 24 inches on center.

Studs in bearing walls shall not be cut or notched to a depth exceeding 25% of the width, in nonbearing walls it shall not exceed 40% of the stud width. Any bored or drilled holes in studs shall not exceed 40% and not closer than 5/8 inch to the edge of the stud.

Top plates shall be doubled, overlap at corners and intersections, end joints shall be offset at least 24 inches, and shall not be notched greater than 50% of the width.

Check with the Inspection Division to find out about allowable header spans in Load Bearing walls. In a typical 24-foot wide garage a double 2x12 Header may be used in a bearing wall to span 9-foot 1-inch with 2 jack studs at either end. If a longer span is needed options available, such as using 3 or 4 2x12's or engineered lumber.

Roof: When using trusses, design drawings shall be provided to the Inspection Division prior to installation. Such drawing shall include; span, spacing, location of all joints, required bearing widths, design loads, location of lateral bracing, lumber size, species and grade. Truss members shall not be cut, notched, drilled, spliced or otherwise altered without approval of a registered design professional.

Roof sheathing shall be not less than 7/16" thick plywood or Oriented Strand Board and rated for the rafter spacing being used. Must have a 1/8" gap around the perimeter of the sheets.

Asphalt Shingles (4:12 pitch or greater) 1 layer nonperforated #15 felt lapped 2" horizontally & 4" vertically If 2:12 to 4:12 pitch double underlayment, Fasteners (3/8" head or 15/16" crown staples) 4per 36-40 inch strip 2per 9-18 inch shingle

Other considerations:

Doorway between the garage and house must be a solid wood door 1 3/8" in thickness or 20-min fire rated door. This door may not enter directly into a bedroom.

The garage must be separated from residence by min. of 1/2" gypsum board or equivalent applied to the garage side. Garages beneath habitable rooms shall be separated by not less than 5/8" type X gypsum board.

This handout is meant to be a simplified guide to construction. It does not replace or supersede the City of Galesburg adopted building codes or ordinances. You are still required to construct the building or addition in compliance with those standards.