

## 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 detached garage with dimensions from the property lines. Additional information required upon application includes;

1. A detailed framing plan.
2. Call out spacing, size and show direction of layout for ceiling joists, rafters and/or trusses.
3. Provide Illinois roofing license number for any contractor hired to do roofing on the project.
4. Before digging call J.U.L.I.E. at 1 800 892 0123.
5. Building permit fees are .10 cents per square feet.
6. If converting an attached garage/attic or basement into living space permit fee is .05 cents per square foot.

## 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 the following 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

If detached structure will be more than 10 feet from the residence, then the garage may be within three feet from rear and side property lines to the overhang.

If detached garage will be within 10 feet of residence, it shall have the same setbacks required for the residence.

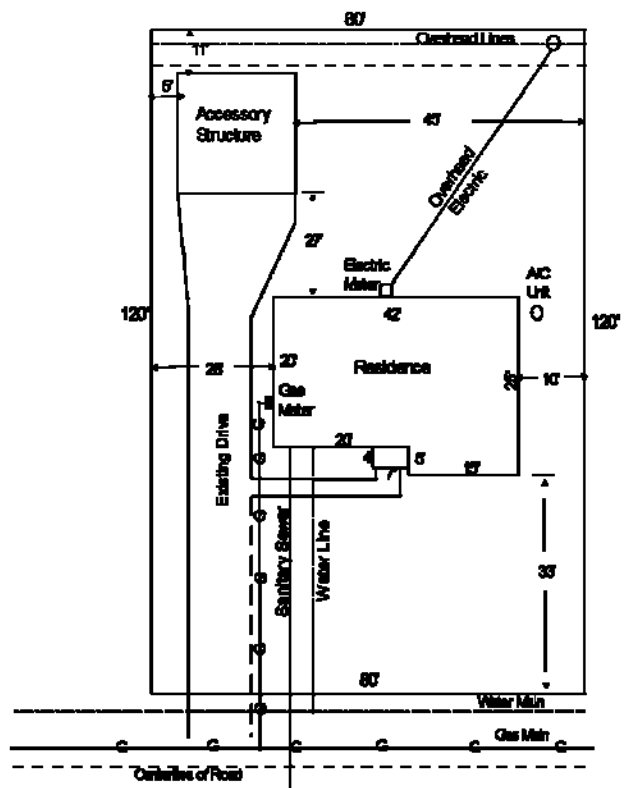
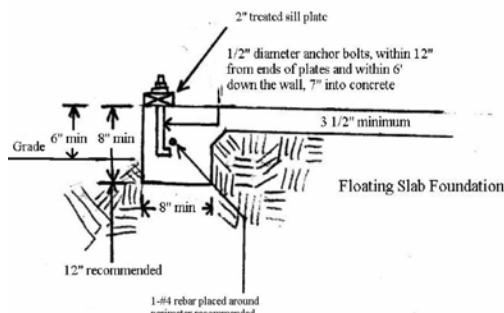
Corner lots are different, they have two front yards and must meet both front yard setbacks required in the zoning district in which the property is located.

Accessory buildings (includes all detached garages and sheds, not to exceed 3 total structures) may only cover up to 30 percent of a rear yard or 2,000 square feet, which ever is less.

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

Structures must have 4' of separation between exterior walls.

Detached garage may have a maximum height of 18 feet.



# Detached Garages

**Specifications –PLEASE NOTE:** This handout is only standard garage information and other requirements of the currently adopted residential code may apply for specific garage projects. Please contact the Building Official for any additional code requirements.

**Foundation:** If the garage is less than 1,000 square feet and only one story a floating slab may be utilized.

A floating slab is: An 8 inch deep x 8 inch wide footing around the perimeter, no sewer or water lines serve the building, the slab and lug must be a continuous pour of concrete.

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 minimum of 3 1/2 " thick.

If a two (2) story structure will be built, it must utilize frost footings that extend a minimum of thirty-six (36) inches below final grade. 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.

**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.

Alternative anchors (ie 1/2" expansion bolts or anchor straps) may be used in accordance with manufacturers instructions.

**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.

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

**Pole Construction:** Pole structures are not specifically dealt with in the Building Code and are considered an alternative material.

Pole structures must be designed by an Illinois licensed architect or structural engineer and drawings must be submitted along with any application for construction.

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.

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Last reviewed January 2016