



Village of Westchester

10300 West Roosevelt Road, Westchester, IL 60154
Phone: (708) 345-0199 • Email: building@westchester-il.gov

Code Requirements for Single Family Detached Garage

Permit Procedure: A permit application must be submitted with the cost shown. If a contractor will be doing the construction that person must be licensed and bonded with the Village of Westchester and show proof of insurance. If the homeowner is doing the building they must sign a sworn statement that they are the only ones who will be doing work on the premises.

Application Requirements: The following must accompany each application for a building permit:

- Application Form:** Fill out a copy of the application form & written consent from property owner to complete work.
- Current Plat of Survey:** One copy of the current plat of survey. Plat must be submitted for all driveways & the addition of any flatwork.
- Proposed Site Plan:** Two copies of proposed site plan showing a sketch of the proposed work and all size & setback dimensions.
- Contractor Information:**
 - a. If the owner will be applying for the permit & doing the work, "owner/self" should be written on the "Contractor" line.
 - b. If a contractor is doing the work, Contractor's Bond, Insurance and Licensing form and documents
- Call JULIE (Joint Utility Locating Information for Excavators) at 1-800-892-0123 allowing 48 hours to locate utilities.**

INSPECTIONS: You must contact the Building Department (708-345-0199) and schedule the necessary inspections.

While this is an extensive list of inspections, there may be additional required inspections not listed.

- **Footing :** When forms are set, any required reinforcing is installed and BEFORE concrete is poured. This may require multiple inspections.
- **Foundation:** When forms are set, any required reinforcing is installed and BEFORE concrete is poured. This may require multiple inspections.
- **Pre-pour Inspection:** Before pouring or covering of any flatwork.
- **Electrical Rough-In:** When all electrical rough-in work is complete.
- **Framing or Structural:** Before any insulation is installed and all rough-ins of electrical, plumbing, piping and ductwork have been completed and approved. For commercial jobs this would include looking at all rated walls as rated by an independent third party such as UL or ETL.
- **Final Inspection:** A final inspection is required. Please note, if a street bond deposit was required, a final inspection must be scheduled to receive a refund.

Zoning Requirements: In residential districts the following regulations shall govern garages and carports:

1. Each zoning lot shall have only one (1) garage, regardless of whether detached or attached.
2. **Maximum Area:** A garage shall not be capable of storing in excess of three (3) vehicles. In no event shall any attached or detached garage exceed a maximum of six hundred sixty (660) square feet exterior dimension.
3. **Height:** For detached garages, the height shall not exceed one (1) story or the height of the principal building on the lot, whichever is less, but in no case shall the height of the garage exceed fifteen (15) feet as measured from the grade to the peak of the roof.
4. Garage area must not exceed seventy-five (75) percent of the foundation area of the principal building. However, a minimum garage size of five hundred thirty (530) square feet exterior dimension shall be permitted regardless of the size of the principal structure.
5. **Setbacks for Detached Garages:**
 - a. **From principal building:** fifteen (15) feet minimum
 - b. **Front Yard:** No garage shall be located in the front yard.
 - c. **Side Yard Setback:** three (3) feet from the foundation to any side yard minimum, nor shall a garage be located within any public utility easement, whether platted or implied;
 - d. **Corner Side Yard Setback:** five (5) feet from the foundation to any corner side yard minimum, nor shall a garage be located within any public utility easement, whether platted or implied;
 - e. **Rear Yard Setback:** three (3) feet from the foundation to any rear yard minimum, nor shall a garage be located within any public utility easement, whether platted or implied;
6. The area of any garage, carports and any other accessory structures shall be added to the building area of the principal structure for purposes of determining the maximum lot coverage.

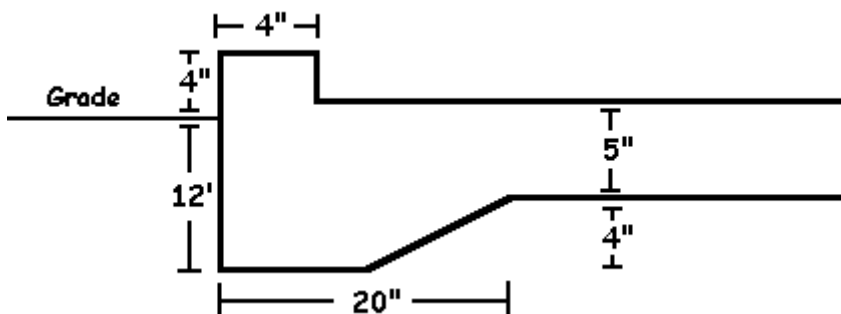
7. **Carports:** Carports shall be located on a residential property according to the same rules and regulations applicable to an attached garage.
8. **Building Coverage:** The maximum coverage of a lot by a principal building, accessory building(s) and accessory structure(s), shall not exceed forty percent (40%) of the total lot area.
9. **Impervious Surface Coverage:**
 - a. The maximum coverage of a lot by a principal building, accessory building(s) and accessory structure(s) INCLUDING paved areas such as driveways, patios and sidewalks, shall not exceed fifty percent (50%) of the total lot area. All areas not covered by impervious materials shall be improved with landscaping consisting of grass and other living material.
 - b. **Permeable Pavement:** Lot coverage in excess of 50%, but not greater than 60% shall be permitted if permeable pavement is utilized for any area in excess of 50% lot coverage. The permeable pavement shall be installed and maintained per manufacturer's specifications.
 - c. If a property exceeds the 50% impervious surface lot coverage requirements and it was permitted by the Village, the owner may remove and replace the impervious cover as is.

Construction Requirements:

1. Studs to be a minimum of 2x4 at a maximum of 16 inches on center. Wall height 9 feet maximum.
2. Rafters to be a minimum of 2x6 at a maximum of 16 inches on center.
3. Top plate will be doubled.
4. Bottom Plate must be treated wood and bolted every 8 feet on center minimum. Every separate piece of wood plate must have at least 2 bolts and every corner and plate intersection must have a bolt within 12 inches.
5. Hips and ridge must be one size larger than rafters.
6. Cross ties to be a minimum of 2x6 at a maximum of 4 feet on center.
7. Eaves must extend a minimum of 6 inches and a maximum of 12 inches.
8. One window and one service door are required.
9. If the service door will be in the front, **stamped architectural drawings are required.** This is to ensure proper header size.
10. Overhead door and service door will be braced a minimum of 24 inches on each side as per requirement of 2012 International Residential Code (IRC R602.10.5).
11. Frost line depth is 48" (IRC Table 301.2(1))

Concrete Requirements:

1. Concrete Thickness shall be 5 inches minimum on a 4 inch crushed gravel bed well compacted.
2. Concrete mix shall be 4000 lb. min. (6 bag mix) air entrained with a 5 inch maximum slump. Please note the following:
 - i. Water may not be added to mix once it has left the plant
 - ii. Inspector has the right to request a slump test at any time
3. Reinforcement shall be WWM 6x6x w1.4 located 2 inches below surface. Driveways & sidewalks may use listed fiber mesh installed per the manufacture for reinforcement.
4. Premolded isolation joints are required between garage slab and apron, apron and drive, drive and house, drive and public walk, public walk and approach and approach and street.
5. Elevation shall be 4 inches minimum above existing grade and slab will slope to front.



6. Outside edge shall extend 12 inches minimum below undisturbed ground level.
7. Slab shall be 5 inches thick minimum on 4 inches of well compacted gravel.
8. Turn in all delivery tickets to inspector.
9. A separate permit is required for driveway and parkway approach.

Floodplain Requirements: If your property is within the floodplain the following requirements apply:

1. Topographic survey showing the existing and proposed elevations of any improvements located within the floodplain. The topographic survey shall indicate the regulatory 10-year and 100-year floodplain elevations.
2. A site plan will be required if the proposed garage will be located in the floodplain. The site plan will need to demonstrate how compensatory storage (0-10yr. and 10-100yr.) will be provided for the fill placed in the floodplain in accordance with Section 14.20.060(2)(B)(iv.) of the Village code and in accordance with the Cook County Watershed Management Ordinance. Additionally the site plan is required to be signed and sealed by a Professional Engineer.
3. If the proposed garage is located within the floodplain, these items will also be required for review:
 - a. Section 14.20.090(3)(G)(ii) requires that all of the materials used in the garage located below the floodplain elevation be constructed of waterproof material. FEMA has a publication, *Technical Bulletin 2 – Flood Damage - Resistant Materials Requirements* that includes a table of the recommended types of building materials. A statement on the plans should be included that this requirement is being met.
 - b. Section 14.20.090(3)(G)(iv) requires that the proposed garage electrical components be elevated above the flood protection elevation. This should be noted on the proposed garage plans if the garage is shown to be located within the floodplain.
 - c. Section 14.20.090(3)(G)(vii) requires that vents be installed.