



CITY OF WEST CHICAGO

Building Permit Guide for: GARAGE

Checklist for Permit Application Submittal:

- Completed Residential Building Permit Application
- Copy of the homeowner's most recent PLAT OF SURVEY showing the proposed location and dimensions
- Two (2) sets of building plans including:
 - Species, grade, size and spacing of lumber used for walls, headers, rafters, roof sheathing, cross ties and rafter ties
 - Roof information including weight/type of base material, type of shingles, pitch and type of siding material
 - Electrical information (if applicable) including the size and number of circuits and overhead and underground feeders

Garage Requirements:

1. Garages may not be higher than fifteen feet, six inches (15'6"), nor exceed the following dimensions:
 - Single-family: maximum of seven hundred sixty-eight (768) square feet for a detached garage. Three (3) car-garage maximum.
 - Multi-family: maximum of five hundred fifty (550) square feet. Two (2) cars per dwelling unit maximum.
 - Estate residential: maximum of one thousand (1000) square feet. Four (4) car-garage maximum.
2. Garages over (576) square feet require a full foundation 42" deep.
3. Garage must maintain yard setbacks as required by the zoning ordinance.
4. Garage must be minimum of ten (10) feet from the house, and must be five (5) feet from the rear lot line.
5. Garage must have service door (32" x 6'8").
6. Driveways are to have a six-inch (6") base of compacted gravel, with two and one-half inches (2½") asphalt, or four inches (4") base of compacted gravel, with 4" of concrete, (or other approved masonry).
7. Gutters and downspouts are required on all structures over 150 square feet.
8. NO STRUCTURES ARE TO BE BUILT ON EASEMENTS.



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Electrical and Building Requirements for SINGLE-FAMILY DETACHED GARAGE per NEC 2014 with West Chicago Amendments:

1. Direct burial of cables or conductors is not allowed. Cables in rigid or intermediate metal conduit require 12" of cover. Rigid non-metallic conduit is allowed, but requires 18" of cover. However, where exposed to physical damage (the part that comes out of the ground), conduit must be rigid or intermediate metal.
2. Conduit must exit the principal structure, enter the garage, be completely sealed on the outside of the buildings, and listed for wet locations. Inspection is required before backfilling or covering and must be done at time of slab/foundation pre-pour inspection.
3. A means must be provided to completely disconnect all conductors at the garage.
4. All accessible outlets in and outside of the garage must be ground-fault protected.
5. A ground wire in the underground conduit is required.
6. 9. Electrical Panel must be properly labeled.
7. 10. The garage door opener must be on a dedicated circuit.
8. 11. Display the address on garage if located off of alley.
9. 12. Sill anchor bolts shall be a minimum of ½ inch in diameter placed a minimum of 6 feet on center and extend a minimum of 7 inches into concrete. The bolts shall be located in the middle third of the width of the plate. There shall be a minimum of 2 bolts per plate section with one bolt located not more than 12 inches or less than seven both diameters from each end of plate section. All lumber coming in direct contact with concrete must be pressure treated and rot resistant.
10. 13. A 6-milimeter vapor barrier is required only if the garage is attached to the house or if it is heated.

Foundation Plan Detached Garage Floor (turn-down)

Monolithic concrete slab
with integral footing

