



Village of Richmond

Building Department

REQUIREMENTS FOR ATTACHED GARAGE

What is required to obtain a building permit for an attached garage/addition on my home?

- Completed permit application including estimated cost of construction
- Two copies of plat of survey or site plan drawn to scale with accurate dimensions, depicting:
 - The location and dimensions of garage
 - The distance from property lines and the principal structure
 - The location of any other structures on property, and location of the driveway providing vehicular access to the proposed garage.
 - The location of any easements on the property, and the location of any underground or above ground utilities.
- Three copies of framing and foundation plans
- If electrical work is proposed, the electrician must provide a copy of their license and a letter of intent stating the work to be performed.
- All contractors must be registered with the Village.

NOTE: Computer generated framing plans provided by retail outlets which do not provide the required information will not be accepted.

ATTACHED GARAGES FOR TYPE 8 BUILDINGS (LARGE DETACHED HOUSE) R-1

- FRONT SET BACK: Minimum thirty-five (35) feet
- SIDE SET BACK: Minimum ten (10) feet
- CORNER SIDE (IF APPLICABLE): Minimum thirty-five (35) feet
- REAR SET BACK: Minimum twenty-five (25) feet
- BUILDING COVERAGE MAX (INCLUDING PRIMARY STRUCTURE): Thirty-five percent (35%) of lot
- Garages shall not be closer to the front set back line than any habitable space in the dwelling unit

Please consult with the Richmond Unified Development Ordinance, Chapter 6- Land Use and Development Standards, if your principal structure is located in a different zoning district.

CONSTRUCTION REQUIREMENTS FOR ATTACHED GARAGE

- The minimum depth of the footings/foundations shall be at least forty-two (42) inches below the finished grade. Top of foundation shall be a minimum of six (6) inches above grade. *2015 IRC R403.1.4.1 & R404.1.6*
- Sill plates shall be of pressure-treated, dry rot resistant lumber and be bolted to the foundation walls with one-half-inch diameter anchor bolts set into the top of the foundation wall a minimum of seven (7) inches in depth. The anchor bolts shall be spaced so that there are at least two bolts per section of plate and not more than one (1) feet from the end of each section of plate and from each corner or door opening, with intermediate bolts spaced no more than six (6) feet on center. *2015 IRC R403.1.6*
- All garage floor surfaces shall be of noncombustible material. The garage floor shall be pitched to surface drain all parts of the garage through the vehicle door opening. *2015 IRC R309.1 6.*

- Concrete in garage floor slabs shall have a compressive strength of 3500 psi at 28 days. *2015 IRC Table R402.2 7.*
- Provide a six (6) mil minimum vapor barrier under concrete slab. *2015 IRC R506.2.3 8.*
- There shall be a service door from the garage to either the dwelling or directly to the outside as a means of emergency egress. There shall not be any opening from a garage directly into a room used for sleeping purposes. All door openings between the garage and the dwelling shall be provided with solid core doors, not less than one and three-eighths inch (1 3/8") thick with rabbeted jamb, or a twenty-minute labeled fire door. No other non-fire-rated openings between the garage and the dwelling shall be permitted. *2015 IRC R302.5.1*
- The installation of any open-flame heating unit, hot water tank or other open-flame, fuel-burning appliance in the garage space is not permitted. Heating appliances that are approved (by testing agency) for use in a garage may be permitted. *2015 IRC M1307.1 4.*
- Ducts in the garage and ducts penetrating the walls or ceilings separating the house from the garage shall be constructed of a minimum twenty-six (26) gage sheet steel and shall not have openings into the garage. *2015 IRC R302.5.2 5.*
- A garage attached to a single-family house shall be completely separated from all portions of the dwelling unit by five-eighths-inch fire code drywall, installed on the garage side of all common walls. This fire separation wall shall be continuous from the top of the concrete up to the underside of the roof deck to separate the attic spaces, if any, or a fire ceiling of the same drywall material may be installed over the garage space as the common attic separation. Where any portion of the garage space is under any portion of the dwelling unit above the garage space, then all interior wall surfaces, ceilings, columns and structural beams within the garage space shall be protected with the same drywall material as above. *2015 IRC R302.6*

REQUIRED INSPECTIONS

1. **FOOTING OR SLAB:** Prior to pouring concrete.
2. **FRAMING AND ELECTRICAL ROUGH**
3. **DRIVEWAY BASE:** Prior to be covered with asphalt or concrete.
4. **FINAL:** When detached garage and driveway are complete, prior to use.

**A 48-HOUR NOTICE IS REQUIRED PRIOR TO
SCHEDULING INSPECTIONS
WITH THE CITY OF WOODSTOCK
815-338-4305**

Call JULIE before you dig! In Illinois, safe digging starts when you call JULIE at 8-1-1. This is a free service to have your underground utility lines marked.

