



Village of Richmond

Building Department
REQUIREMENTS FOR
DETACHED GARAGE/CARPORT

What is required to obtain a building permit for a garage at 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.

DETACHED GARAGES/CARPORTS

- **MAXIMUM AREA:** One thousand two hundred (1,200) square feet or eight percent (8%) of the lot area, whichever is less.
- **MAXIMUM NUMBER:** One (1) per single family lot.
- **ACCESS:** A continuous hard, dust-free surface shall be provided between any garage or carport and the adjoining public right-of-way or alley.
- **MAXIMUM HEIGHT:** Twenty (20) feet, unless an accessory dwelling unit or accessory office is located above the garage in which case the garage shall not exceed the height of the principal structure.
- **LOCATION:** Rear yard
- **SETBACKS:** At least three (3) feet from any side or rear lot line. If the structure is more than ten (10) feet in height, the required rear and side setbacks shall be ten (10) feet.
- **Minimum building separation:** No detached accessory structure may be located less than ten (10) feet from the principal structure.
- No structure shall be permitted in any public utility or drainage or access easement.
- *Individual subdivision covenants may have special requirements requiring placement, siding materials & colors.*

CONSTRUCTION REQUIREMENTS FOR DETACHED 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) 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 6 mil minimum vapor barrier under concrete slab. *2015 IRC R506.2.3 8.*
- There shall be a service door from the garage directly to the outside as a means of emergency egress. *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.*
- All walls less than ten (10) feet from the principal structure must be five-eighths inch (5/8") firecode drywall. The ceiling must have one-hour fire-rating if less than ten (10) feet from the residence and, fire-rated plywood must be installed eight (8) feet from the bottom edge of the roof or along the entire roof line if said roof measures less than eight (8) feet.

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.

