

Village of Lombard

Community Development/Building Division
255 E. Wilson Avenue
Lombard, Illinois 60148
Tel: 630-620-5750 Fax: 630-629-2374

Detached Garage Permit Checklist

A permit is required before any work begins—

You must submit ALL of the following items in order for your permit to be submitted or processed:

Permit Application

Form must be completely filled out.

Building Design Plans

Drawings showing material types and how the structure will be constructed, including electrical and building height. **(3 copies)**

Plat of Survey

Must show the location of the proposed garage and setbacks to the house and property lines. **(3 copies)**

Answers to questions about detached garage regulations in the Village of Lombard

—Residential Districts—

Do I need a permit to build a garage?

Yes, all garages require a permit before construction. A completed permit application must be submitted along with three (3) copies of the Plat of Survey showing the exact location of the proposed garage. Also, three (3) copies of construction drawings must be submitted showing how the garage is to be constructed.

Do I need a driveway permit to build a garage?

If you are modifying or expanding the driveway, a driveway permit must be applied for before a garage permit can be approved. Any such modifications to the driveway must be of a hard surface (e.g. concrete or asphalt).

How large can my garage be?

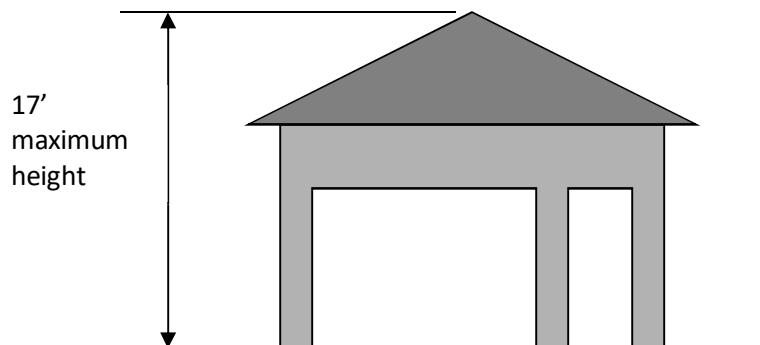
1. The footprint of a garage may be no larger than 10% of the zoning lot or 1,000 sq. ft., whichever is less. Also, the total area of all accessory structures combined (sheds, decks, pools, etc.) may not exceed the building footprint of the principal residence.

The examples below demonstrate how the maximum garage size is calculated. When planning your garage, keep in mind that the possible maximum size will be reduced by the square footage of any other accessory structures on your property.

- a) If your property is 7,500 sq. ft. and your home has a building footprint of 650 sq. ft., your maximum potential garage size is 650 sq. ft.
 - b) If your property is 7,500 sq. ft. and your home has a building footprint of 850 sq. ft., your maximum potential garage size is 750 sq. ft.
 - c) If your property is 12,000 sq. ft. and your home has a building footprint of 1,500 sq. ft., your maximum potential garage size is 1,000 sq. ft.
2. All residential lots must maintain a minimum of 50% open space. This means at least 50% of the entire lot must remain as grass, landscaping, etc., and cannot be covered by any structure, gravel, or impervious surface.

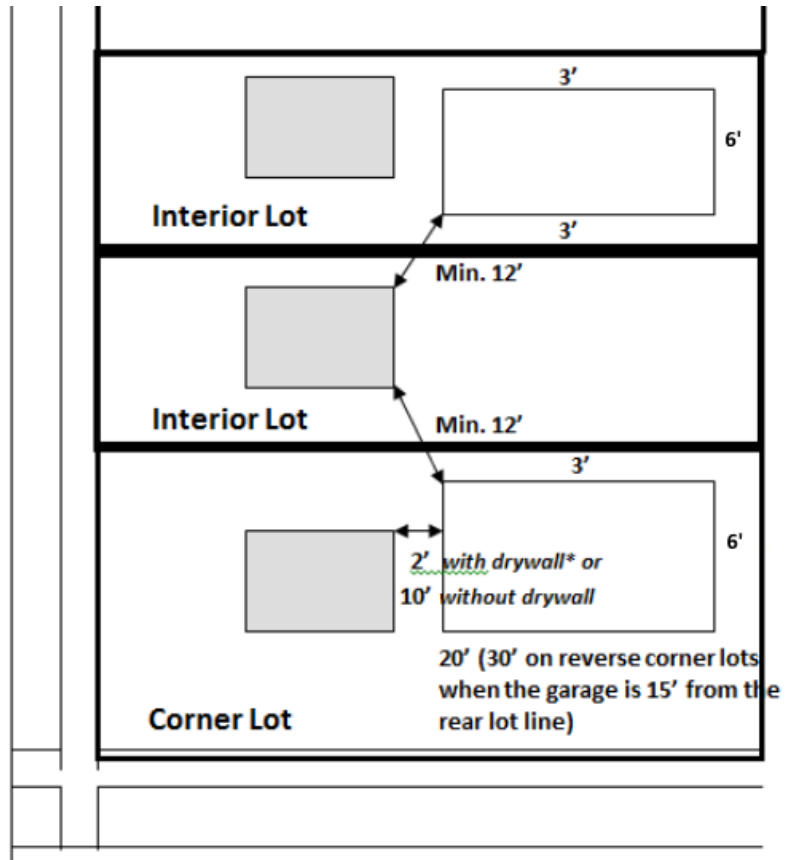
How tall can my garage be?

Garages may not be taller than the principal structure or an overall height of 17 feet, whichever is less. (See illustration.)



Where can my garage be located?

1. Garages may not be closer to the street than the principal structure on the lot.
2. Detached garages must be located at least 10' away from the principal residence. If less than 10', then 5/8" F.C drywall is required on the wall closest to the house in the garage.
3. Garages must be at least 12' from the principal structure on any adjoining lot, measured from wall to wall.
4. Garages **shall not** be constructed within a utility easement, including eave lines
5. Detached garages must be at least 6' from the rear lot line, 3' from the interior side lot line, and 30' from the front lot line. On corner properties, garages must be at least 20' from the corner side lot line. Detached garages shall have setbacks as identified in the example to the right:



Reverse Corner Lot:

The rear yard of a corner lot that abuts the front yard of an adjacent lot.

What building codes must I follow?

Construction and materials shall conform to the 2018 International Residential Code and the 2017 National Electrical Code, with local amendments.

Is plumbing allowed in a detached garage structure?

Only dwelling units (principal structures) shall be allowed to have a plumbing system for a bathroom or kitchen. A garage may have a floor drain and or a sink as long as the garage is attached to the house, detached with a complete frost protected foundation, the structure is insulated and heated, and the plumbing system meets all provisions of the current *Illinois Plumbing Code* and *Village Codes*.

*INSPECTION NOTE:

If drywall is to be installed in the garage, rough framing and rough electric inspections will need to be performed prior to the installation of the drywall, then final building and final electric.

Village of Lombard – Garage Minimum Specifications

Submittal Required for Permit:

- 1) Three copies of Plat of Survey
- 2) Three complete sets of Plans showing:
 - a. Sectional View
 - b. Elevations of all four sides
 - c. Plan view showing electrical
- 3) Completed Application Form

Required Inspections:

- 1) Foundation/Slab Pre-Pour
- 2) Final Electric
- 3) Final Building

Note: Final electric and final building are done at the same time. To schedule an inspection, call the Building Division at 630.620.5750 a **minimum of 48 hours prior** to your desired inspection date

All garages shall have a service door. The door shall be side-hinged, not less than 2 feet 8 inches in width, **and** not less than 6 feet 8 inches in height. **Side hinged door to open to house for attached garage and open to outside for detached garage.**

A switched electric light and a 3 foot by 3 foot landing are required at all service doors. One switched light, one ceiling mounted receptacle, and one wall mounted receptacle shall be required on the inside of each garage.

2 x 6 – 16" O.C.

Garages may not be taller than the principal structure or an overall height of 17 ft.
2 x 8 (Ridge Board to be one size larger than rafter size)

240# Asphalt Shingles or Approved Equal

15# Felt

½" CDX Plywood or OSB

2 x 6 cross ties 4' O.C.

Double 2 x 4 top plate

2 x 4 or 1 x 6 collar ties, 4' O.C.

Gutters and downspouts required – direct downspouts away from adjacent properties

Manufactured Trusses

- 1) Hurricane Clips
- 2) Truss Design Drawings

Siding Material

½" sheathing required all around garage walls on exterior

½" CDX plywood or OSB required at all corners

½" x 8" bolts, 6' O.C., 2 per sill piece and 1'-0" each way at corner with nuts and washers tightened

Type of Wiring Method or Circuit

Type	Under Ground	Under Drive
Rigid	6	18
CPVC/SCH 80	18	18
Direct Burial (fed from GFI, CVT 20 amps)	24	18

Minimum Electric Requirements for Garages

- Provide 1 switched entry light at each service door
- Provide 1 switched interior light
- Provide 1 receptacle opening per vehicle bay and not more than 66 inches above the floor
- Provide 20-amp dedicated circuit for all receptacles only and lighting openings to be on a separate circuit
- All receptacle outlets shall be GFCI protected and Tamper-Resistant (TR) type

Single Overhead Doors:

Double 2 x 12 header

Double Overhead Doors (max. 16' wide):

Triple 2 x 12 Header, Double 2 x 12 with ¼" steel flitch plate bolted or Double 1 ¾" x 14" LVL.

2 x 4 studs 16" O.C.

2 x 4 treated bottom plate

Garage Floor 4" concrete 5 bag mix with wire mesh

4" compacted gravel

Splash Block

Existing Grade

12"

12"

min. #4 rebar top and bottom; along entire perimeter

Detached garages with more than 18 inches of grade difference or larger than 600 sf (400 sf for other than light-frame construction) shall not use a thickened edge slab type foundation

2" water ledge (optional).

Side service door header: min. two 2 x 6.