

Garage - Detached



Village of Hoffman Estates

Code Enforcement
1900 Hassell Road
Hoffman Estates, IL 60169
(847) 781-2631
www.hoffmanestates.org/permits

Permit Procedure

- Complete and sign a *Building Permit Application*.
- All contractors must be registered, licensed and bonded accordingly.
- Submit 2 copies of a scaled plat of survey with the garage location and dimensions indicated. Setbacks from the property lines, principal structure and other structures must be indicated.
- Submit 2 copies of the framing plan or manufacturers installation instructions.

Foundation

- Garages 600 square feet or less may utilize a slab-on-grade with thickened edge or turned-down footings. The minimum depth and width of this footing is 12 inches. See attached drawing for clarification.
- Garages greater than 600 square feet must use 42 inch deep spread footings or trench foundation.

Wall construction:

- All headers shall be sized using the International Residential Code. Overhead garage door header must be sized to carry the load. Double 2x12's are not permitted in lengths greater than 10 feet in load bearing walls.
- The wall length next to the doors and windows must be a minimum of 2 feet. The garage wall must be sheathed entirely with a minimum of 3/8-inch structural sheathing, including gable ends. The sheathing for 2 feet from every corner shall be nailed 6 inches on center along the edges and 12 inches on center in the field of each sheet. Any other alternative wall bracing method must follow the requirements of the International Residential Code Section 602.10.

Electrical Requirements (*if installed*)

- Minimum burial depth is 6 inches for intermediate conduit and 18 inches for PVC, 12 inches if GFI-protected.
- All receptacles for garage, which are readily accessible, shall be GFI protected.
- A wall switch-controlled lighting outlet shall be installed in the garage.
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- All electrical installations must meet the National Electrical Code.

Other Considerations

- The maximum height of the garage shall not exceed 15 feet.
- The combined area for garage spaces located on the property may not exceed 750 square feet. The minimum size is 440 square feet.
- No portion of the garage, including the roof overhang may encroach into any easement.
- The location of the garage on property must meet all zoning requirements.
- All garages must be serviced by a hard surface driveway (see driveway handout.)

Inspection Requirements

- Pre-pour inspection prior to pouring concrete for footing or slab form.
- Framing rough – Once the walls and roof are constructed.
- Electrical rough (*if installed*) – After conduit and receptacles are in place but prior to connecting power.
- Final Inspection – When detached garage and driveway are complete.
- Call Code Enforcement at (847) 781-2631 to schedule an appointment.