



BUILDING DEPARTMENT  
(847) 395-1000  
FAX: (847) 395-1920  
Hours: 8:00 am – 4:30 pm

## **SINGLE STORY DETACHED GARAGE CONSTRUCTION**

*An On-Site Inspection is needed before permit approval. Mark out the location of the garage, contact J.U.L.I.E. at 800-892-0123 and then contact the building department at the number listed above to set up an on-site inspection.*

Below you will find a summary of code requirements for garage construction within the Village of Antioch, based upon the 2003 International Residential Code. **THIS IS ONLY A SUMMARY.** You may find it helpful to become more familiar with the Building Code, as you are designing and constructing your garage. Please feel free to call the Plans Examiner at (847) 395-1000 if you have any questions.

### **WHERE CAN MY GARAGE BE LOCATED?**

- Garage cannot be located less than eight feet from the home foundation to the accessory structure foundation with 12" eave overhang maximum.
- Accessory structure in a residential zone shall meet the front and side yard setback and buffer requirements of the underlying zone and, unless regulated by a more specific code, rule, or standard, shall not be located any closer than 5 feet from the rear and rear side lot line. Where overlap occurs among code standards the more restrictive shall apply. No accessory building shall be more than eighteen feet (18') in height as measured from ground level to the roof peak of the building.
- On a reversed corner lot in a residential district, and within fifteen feet (15') of adjacent property to the rear in a residential district, no accessory building (garage) or portion thereof located in a required rear yard shall be closer to the side lot line abutting the street than a distance equal to sixty percent (60%) of the least depth which would be required under this title for the front yard on such adjacent property to the rear. Further, in the above instance, no accessory building shall be located within five feet (5') of any part of a rear lot line which coincides with a side lot line or portion thereof of property in a residential district.
- The garage, as well as all other structures on the property, cannot exceed more than 35% of the lot area.
- Garage cannot be located in any easements.
- Accessory structure cannot be larger than the principal building.

### **GENERAL REQUIREMENTS**

- An accessory building (garage) shall not be erected prior to the establishment or construction of the main building to which it is accessory.

- Any garage or utility structure less than eight feet from the principle structure must be provided with a 1 hour fire separation. This is achieved with double 5/8” Type X Fire Code Gypsum on the walls of the detached garage or utility structure that are parallel to the principle structure.
- Detached garages may not be larger than the primary residence.
- The minimum floor thickness shall not be less than four inches over a minimum of 4 inches of approved fill.
- A floating slab is permitted for detached garages provided there is a 12-inch deep by 16-inch wide footing around the entire perimeter of the garage. 6x6 #10 mesh or equivalent, as well as #4 rebar at top and bottom of foundation is required.
- Sidewalks extending through driveways and driveway aprons shall be a minimum of 6-inches thick on a base of 4-inch compacted stone.

### **SPECIFIC REQUIREMENTS TO BE NOTED IN YOUR DRAWING**

The typical wall section shall include:

- Foundation, be it a frost wall (8”x16” footing and 8” wall w/ 2 rows of #5 rebar top and bottom) or grade beam pour (12” deep x 16” wide around the perimeter) a.k.a. floating slab. Both systems are required at least to be 6” above grade.
- The 6”x6”-#10 welded wire mesh in the floor (4” floor poured over 4” of compacted fill)
- treated bottom plates, studs, wind bracing, wall sheathing, headers, double top plates, ceiling joists and/or rafter (collar) ties (both 4’ on center minimum), slope of roof, rafters and ridge board (one size larger than the rafters) or trusses and bracing (per manufacturer’s specs), roof sheathing (5/8” with “H” clips if framing is greater than 16” o.c.), shingle underlayment (tar paper), type of shingles and indicate grades, sizes and spacing of all framing materials, this will verify code requirements
- Roof and Eaves Ventilation
- Eaves Projection
- Any and all electrical must follow the National Electrical Code and all local ordinances at the time of submittal.
- Indicate the location of the driveway, its dimension and the type of driveway to be installed – asphalt or concrete. Note that **No** driveway or curb cut in any district shall exceed twenty five feet (25’) in width. The driveway shall not be located in any drainage easement.
- The driveway will require a separate permit.

### **WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT?**

- Completed Permit Application.
- Proposal from Contractor; if applicable.
- Three Scalable Certified Copies of the Plat of Survey, *in its entirety*, with the proposed location of the garage drawn to scale with dimensions, including elevations showing finished grade and include garage dimensions and set backs.
- Three Complete Sets of Building Plans drawn to scale with dimensions, details of garage construction: size, reinforcement, and materials.
- Copy of Illinois Electrician License and Original Insurance Certificate (\$1 Million Liability), or an Affidavit from the Homeowner accepting responsibility for electrical work not performed by a licensed electrician.
- Homeowner’s Association Approval Letter or sign Disclosure (attached) whichever is applicable.

**WHAT HAPPENS NEXT?**

We will contact you by phone or fax within 5 – 10 business days to inform you when your permit is ready to be picked up. Work cannot be started until the permit is paid for and picked up. The permit must be picked up in person. We accept cash or checks. If there are additional items needed before permit issuance we will try to contact you as soon as possible

**HOW MUCH WILL MY PERMIT COST?**

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees, and all inspections. Per Village Ordinance 09-11-32 50% of the fee shall be collected at the time of permit submission (application).

Per Village Ordinance 09-08-23 an electronic filing fee will be assessed. If electronic documents are not provided by the applicant, each application for a site development or building permit fee shall be accompanied by a 10 dollar flat fee plus, 8 dollars for each 24” by 36” full sized plan sheet and 1 dollar per 11” by 17” or smaller sheet.

**WHAT INSPECTIONS ARE REQUIRED?**

1. On-site inspection required as a condition of permit issuance. Garage location to be clearly marked with J.U.L.I.E. locates in place.
2. Footing
3. Rough Framing/Mechanicals
4. Final inspection

**INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-1000 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD; IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.**

**PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.**

**IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$150.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.**

**NO RE-INSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.**

**THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER**

\_\_\_\_\_.

Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit “after-the-fact”. Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan

submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor's Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR's), which are private restrictions subject to enforcement by a Homeowners' Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR's.

**NOTE: Building Plans are to be kept on site as per Building Code**

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

**DISCLOSURE REGARDING PRIVATE COVENANTS**

The undersigned owner of property (listed below) in the Village of Antioch hereby acknowledge that the Village of Antioch has advised them that there may be private covenants, restrictions and conditions of record (the “private covenants”) which do not allow the undersigned to execute the type of work requested, even though doing so may be allowed under the Village’s ordinances upon issuance of a building permit. The Village does not enforce private covenants. However, under most private covenants a homeowner’s association or any owner or owners in a subdivision have the power to enforce the covenants, including making you remove the improvements and paying for their attorney’s fees if they are successful in any litigation to enforce the private covenants. If you are not sure whether the private covenants allow you to make proposed improvements, you should review the private covenants before installing them and entering into a contract to have the improvements installed by a contractor or yourself.

\_\_\_\_\_

Owner

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Owner

\_\_\_\_\_

Address

\_\_\_\_ - \_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Pin Number