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BUILDING DEPARTMENT

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GARAGE CONSTRUCTION REQUIREMENTS

1. **LOT REQUIREMENTS:** The accessory structure (garage) shall be located on the same lot as the dwelling and shall not be placed closer than 6 feet from any existing structure. The accessory structure shall be located not less than 60 feet from the front lot line and not less than 3 feet from any side or rear lot line, unless said accessory structure is serviced by an alley in which event the rear setback shall have a depth of 5 feet.
2. **HEIGHT REQUIREMENT:** No accessory structure shall exceed a height of 15 feet from finished floor to the top of the ridge board.
3. **PLANS and SPECIFICATIONS:** The owner or general contractor shall provide the Village of Calumet Park with a plat of survey showing the exact location of the accessory structure and detailed drawings of the accessory structure.
4. **FIRE RATING ON ATTACHED GARAGES:** All attached garages shall have a one-hour fire rated wall separating the garage from the dwelling. The door between the house and garage is to be fire rated and self closing.
5. **FLOORS and FOOTINGS:**

Detached garages using a typical monolithic pour: Black dirt shall be dug out a minimum of 9 inches. Stone shall not be placed on any black dirt. Stone shall be placed on virgin clay. The first inspection shall be before the stone mix is installed, but after the removal of the black dirt. A second inspection shall be made after a minimum of 4 inches of stone mix is installed and compacted. All detached garage floor slabs shall be a minimum of 4 inches thick, 5 bag mix concrete (minimum) laid over tamped stone and have 12X12 inch turned down footings laid over undisturbed soil or tamped stone. Slabs shall have 6X6 inch wire welded mesh installed or fiberglass added to the mix.

Attached garage: The slab requirements for detached garages shall also apply for attached garages. However, the attached garage shall have a foundation with a 10X20 inch wide footing poured on undisturbed soil and below the frost line which is 42 inches. The foundation wall thickness is dependent upon wall thickness.

6. **WALLS:** All walls shall be constructed with 2x4's placed 16 inches on center and shall be a minimum grade of #2 SPF, standard or better stud grade lumber. Floor plates shall be a minimum of 2" nominal treated lumber and bolted down by 1/2" bolts 6' on center and located a minimum of 12 inches from each end/corner. Top plates shall be 2" nominal lumber doubled with overlapping corners. All walls shall be covered with a minimum 1/2" sheathing material before applying the finished product.
7. **SWAY BRACING:** All walls shall have proper sway bracing at each corner consisting of 1x4's notched into the studs, 1/2" plywood or equal, or metal tee bracing cut into the studs.

8. **HEADERS:**

- A. Window and service door headers shall be a minimum of two 2x10's with 1/2" spacing material nailed between them. Structural glued laminated beams are also acceptable, or a solid 3-1/2"X10" laminated beam.
 - B. Overhead garage door headers shall be a minimum of two 2x12's with 1/2" solid plywood or equal bolted together with 3/8" bolts top and bottom placed 24 inches on center with double cripple studs at each end.
Option: Two 1-3/4"X12" structural glued laminated beams bolted together with 3/8" bolts top and bottom at 24 inches on center, or a single 3- 1/2"X12" glued laminated beam with doubled cripples on each side, or install a 1/2" steel plate at least 8 inches wide bolted in between the header with 3/8" bolts top and bottom at 24 inches on center.
9. **CEILING JOIST / WALL TIES:** Ceiling joist shall be spaced no more than 24" on center and sized for the span. 2X6" wall ties shall be every 4' maximum. A 2" nominal stiff back / whaler perpendicular to the wall ties from front to back shall also be installed. Ceiling joist and wall ties and walers are to be through bolted to the rafters with two 3/8" bolts.
10. **ROOF RAFTERS or TRUSSES:** Roofs shall be framed with a minimum of 2X6" rafters at 24 inches on center. The hips or ridge board shall be a minimum of 2X8" material or one size larger than the rafters. Trusses shall be strapped / tied to the walls in order to prevent uplift.
11. **ROOF COVERING:** Roofs shall be sheathed with a minimum of 1/2" plywood or equal, covered with 15# felt paper and a minimum 20 year shingle. Flat roofs shall be covered with a bituminous material and applied according to the manufacture's recommendations. Rolled roofing is not permitted.
12. **ELECTRICAL REQUIREMENTS:**
- A. All garage wiring shall be installed in rigid conduit, electrical metallic tubing (EMT) or surface metal raceways. Greenfield may be used for a flexible connection not exceeding 6' in length.
 - B. The service minimum amperage is 20 amps. Garages shall be wired and have a minimum of one ceiling light and 1 wall receptacle. Two car garages shall have a minimum of two ceiling lights (one over each bay) and 2 wall receptacles on opposite walls. All wall receptacles shall be of a grounding type (GFCI). A single gang receptacle shall be installed for the overhead garage door opener.
 - C. Underground conduits shall be heavy wall galvanized threaded conduit of 3/4" trade size or PVC provided with heavy wall galvanized threaded conduit of 3/4" trade size installed for elbows and above grade. All piping shall be buried no less than 18 inches below finished grade. The trench for the underground must be inspected prior to burial. The portion of conduit above the slab shall be no less than 12 inches above the sill plate.

REQUIRED INSPECTIONS:

1. 24 hour notice shall be given for any inspection.
2. Formed and ready to pour for concrete. Stone installed for asphalt driveways.
3. Framing
4. Electrical – underground before burial
5. Final inspection.