

Building Handout

Detached Garage

Information for one-story wood frame private garages accessory to one-and two-family dwellings

SITE PLAN – Submit accurate site plan for review and approval, which includes:

- ✓ Location of the proposed garage and any other buildings or structures on the property
- ✓ Distances from buildings and structures to property lines and to other buildings.
- ✓ Show easements, drainage, road right-of-way, well and septic system.

BUILDING PERMIT APPLICATION

- ✓ Fill out the information on the following pages of this form

LIMITATIONS

- ✓ A floating slab foundation as illustrated is limited to 1,250 square feet for one story
- ✓ Continuous frost footings minimum 24" wide, 8" foundation wall, and 40" below finished grade are required for any of the following conditions:
 - Detached garages exceeding 1,250 sq feet and /or exceeding one story
 - Garages attached to dwellings; ask for or click on the information sheet on attached garages
 - Masonry veneer, concrete block walls and concrete walls
 - Garages with bathrooms
 - Garages constructed or converted for other uses (such as office or business)

ADDITIONAL PLANS AND INFORMATION REQUIRED FOR

- ✓ Attic storage area and/or stairs to storage area
- ✓ Any use other than a building accessory to one-and two-family dwellings
- ✓ Gambrel roof or any other unconventional roof framing

ADDITIONAL PERMITS REQUIRED – JERSEY COUNTY HEALTH DEPARTMENT

- ✓ A septic permit from the Environmental Director will be required for garages with plumbing (618-498-9565 ext 316)

INSPECTIONS REQUIRED

- ✓ Footings when excavation is complete and forms are set before concrete is poured
- ✓ Rough electric
- ✓ Rough framing
- ✓ IL State Plumber inspection if plumbing is installed (618-656-6680)

Specification form for detached garage accessory to one- and two-family dwellings. Please provide the following information:

Size of New Garage _____ x _____ Wall Height _____ **Is this an addition?** Yes No
Length Width

Wall Sheathing Plywood (approved structural wood panel)
 OSB (approved structural wood panel)
 Other sheathing _____

Wall Corner Bracing 4' at each corner
 Other bracing method _____
Inquire at Code Administrator office for alternative bracing methods

Roof Framing

Roof Sheathing

Size

- Manufactured wood trusses (copies of truss design required)
 Rafters (ask for rafter information sheet and rafter tables)
 Plywood (approved structural wood panel)
 OSB (approved structural wood panel)
 7/16" 1/2" 5/8"

Eave Ice Protection If Applicable (required to a point 24" inside exterior wall)
 Self-adhering bitumen
 2 layers mop on (cemented) #15 felt underlayment

Roofing Underlayment Minimum #15 asphalt felt underlay

Roofing Asphalt/fiberglass shingles (approved)
 Other roofing _____

Wall Weather Barrier (required) Approved house wrap
 #15 asphalt felt
 Other barrier

Siding Vinyl
 Other siding _____

OVERHEAD DOORS:

In gable end? Yes No

Quantity	Width x Height	Quantity	Width x Height
	X		X

OVERHEAD DOOR HEADERS LVL:
2x:

Quantity	Width x Height	Quantity	Width x Height
	1 3/4" X		1 3/4" X

DOORS & WINDOWS:

Doors: swing out swing in sliding

Quantity	Width x Height	Quantity	Width x Height
	X 6'8"		3'-0" X 6' 8" or 2'-8"

OVERHEAD DOOR HEADERS LVL:

	2" X		2" X
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Door Headers:

	2" X		2" X
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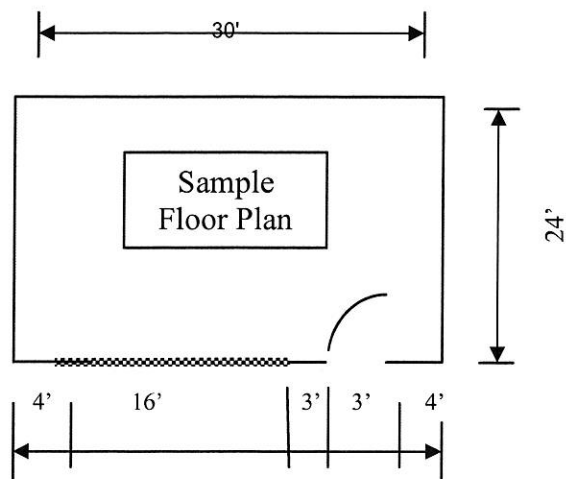
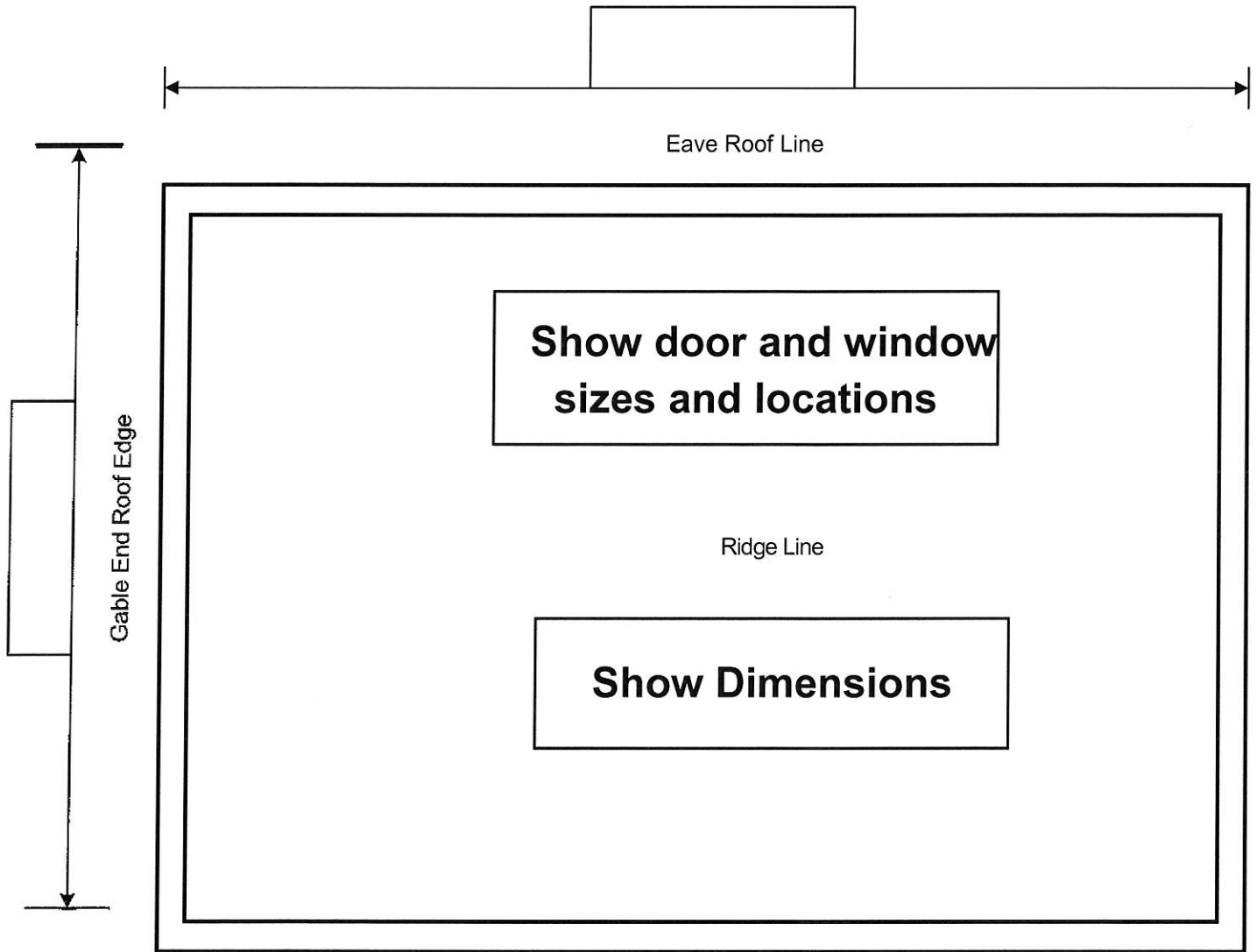
Windows:

	X		X
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Window Headers:

	2" X		2" X
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Floating Slab Foundation—Limited to 1,250 square feet and one story



Floor Plan

