



## **CITY OF ELGIN**

### **RESIDENTIAL GARAGE AND DRIVEWAY**

#### **GENERAL REQUIREMENTS:**

**PERMIT:** For new garages or garage additions the fee is \$20.00 per hundred square feet or portion thereof (\$50 minimum). Demolition permits are \$65.00 (maximum of 500 square feet). Garages, attached or detached, shall have one switch controlled light outside the door, one switch controlled light inside the garage and one ground fault circuit interrupted (GFCI) receptacle inside the garage located 48 inches above the floor. The electrical fee is \$65.00.

**ZONING:** A plat of survey showing the locations, dimensions and setbacks of all existing and proposed improvements is required.

**HISTORIC DISTRICT:** If the property is located in the Historic District, a Certificate of Appropriateness (COA) is required.

**COVENANTS AND RESTRICTIONS:** Many subdivisions have private covenants and restrictions which supersede City zoning requirements. The City **does not** enforce covenants and restrictions. It is recommended that property owner's check with the homeowner's association prior to commencing any work.

**DRIVEWAYS:** Shall be paved with asphalt, concrete or paver bricks. For a new driveway the fee is \$190.00. For a replacement driveway the fee is \$65.00. Zoning approval is also required for driveway design. Any work on the drive approach (street curb cut) requires a separate permit from the Engineering Department. Engineering permit applications received by Community Development will be forwarded to the Engineering Department for approval. Questions on such permits shall be directed to the Engineering Department located at 1900 Holmes Road, Elgin, phone (847) 931-5955.

#### **MINIMUM CONSTRUCTION REQUIREMENTS:**

1. **ATTACHED GARAGES (R-309.1)**

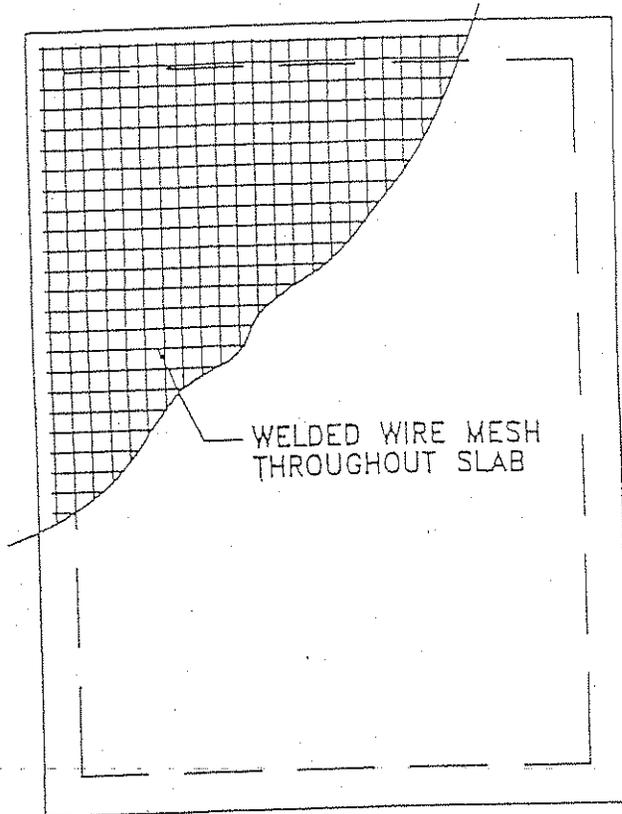
- a. Construction to be the same as required for the dwelling.
- b. If door opening occurs between garage and dwelling, provide 6" gas curb at the service door or construct garage floor 6" lower than adjoining floor.
- c. Installation of house heating unit or other fuel burning appliance in garage space is not permitted. Install one-hour fire-rated partition between space containing house heating unit and garage space. Doors are not permitted common to heater room and/or garage.
- d. Wood frame walls and doors common to dwelling and garage shall have one layer of 5/8" type "X" gypsum board each side **or** two layers on garage side. Where gable-type connection is used, without a drywall ceiling, a similar wall type bulkhead shall be established in the attic space directly above and continuous from the interior garage wall. Where rooms occur over the garage area, ceilings and all walls shall be of a similar wall type **or** have 2 layers of 5/8" type 'X' gypsum board on all walls and ceilings. Service doors common to dwelling are to be one-hour fire-rated. Solid core wood doors 1 3/4" thick, with a closer, will be considered in lieu of a fire-rated door.

- e. Hot air heat duct openings shall be a minimum of 4' above floor of garage with a B label fusible link fire damper. Cold air returns are not permitted.
2. **DETACHED FRAME GARAGES (R-309.6)** - Comply with construction requirements for one-story dwellings with the following exceptions:
- a. Foundation Options:
    - i. Foundation walls and footing may not be less than 42" below finish grade, 8" minimum thickness at the top and shall be flared to not less than 12" at the bottom.
    - ii. Grade beam construction is permitted on garages 490 square feet or less in area, consisting of a 4" concrete floor on a minimum of 4" of crushed stone, sand or gravel, poured monolithically with a minimum 10" thickened outer edge with a width of 20" around perimeter of building, said 20" grade beam to be of equal depth and bear on undisturbed soil. (See illustration A)
  - b. Studs, maximum spacing 24" O.C. (16" O.C. if square footage is over 490 square feet). Doubling of studs not required on jambs of openings less than 3'-0" wide.
  - c. Wall sheathing and building paper may be omitted if corner bracing is used. Each corner is to be braced from top outward in two directions to a minimum of 72" from corner at the sill plate, and may be applied to the inside of studs, minimum 1" x 4".
  - d. Corner post may be two- 2" x 4" or one- 4" x 4".
  - e. Top plate may be single, provided rafters occur directly over studs and plate at corners is lapped to provide tie.
  - f. Rafter ties at eaves not less than 2" x 4", maximum spacing 6" O.C.
  - g. Concrete floor, minimum 4" of concrete on minimum 4" of crushed stone, sand or gravel.
  - h. Detached garages greater than 490 square feet in area require a full 42" deep foundation.
3. **DETACHED MASONRY OR MASONRY VENEER GARAGES (R-309.8)** - Comply with construction requirements for one-story dwellings with the following exceptions:
- a. Combined foundation wall and footing allowed provided it goes down 42" below grade and the bottom is flared to 16".
  - b. Wall width shall be wide enough to support wall above but in no event less than 8" minimum width.
4. **MAXIMUM HEIGHT AND SETBACKS (R-210.4)**
- a. Maximum height on a detached residential garage is 15 feet. (See illustration B & C) Exception: Maximum height of a detached garage is 25' in the Historic District.
  - b. Minimum setbacks for detached garages in the residence conservation and two family residence districts are 3' from the interior lot line, 10' from an alley and 4' from any other building. In other residential districts the minimum setback is consistent with the building setback. Detached garages are allowed only in side and rear yards.

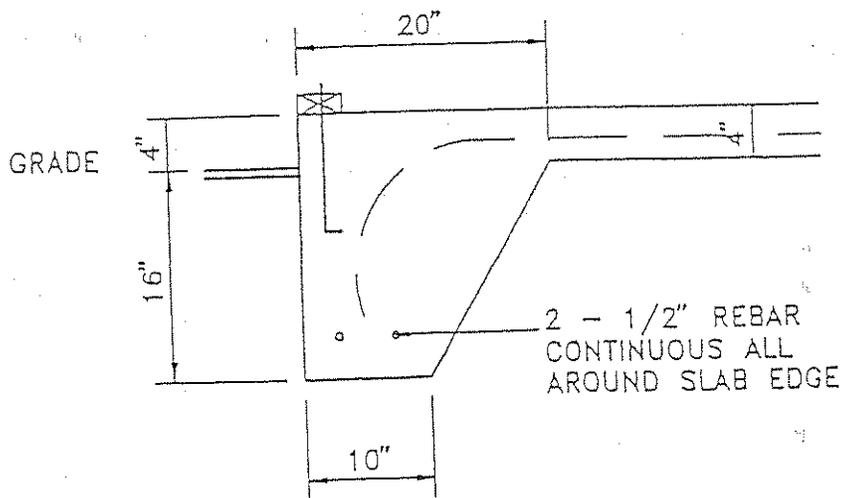
**FOR INFORMATION VISIT OUR WEBSITE AT [www.cityofelgin.org](http://www.cityofelgin.org) OR CALL:**

Community Development Department at (847) 931-5920 (Zoning, Building and Inspections)  
Historic Preservation or COA's at (847) 931-6004

**CALL BEFORE YOU DIG:** Julie at 1- 800- 892-0123 to locate utility lines.



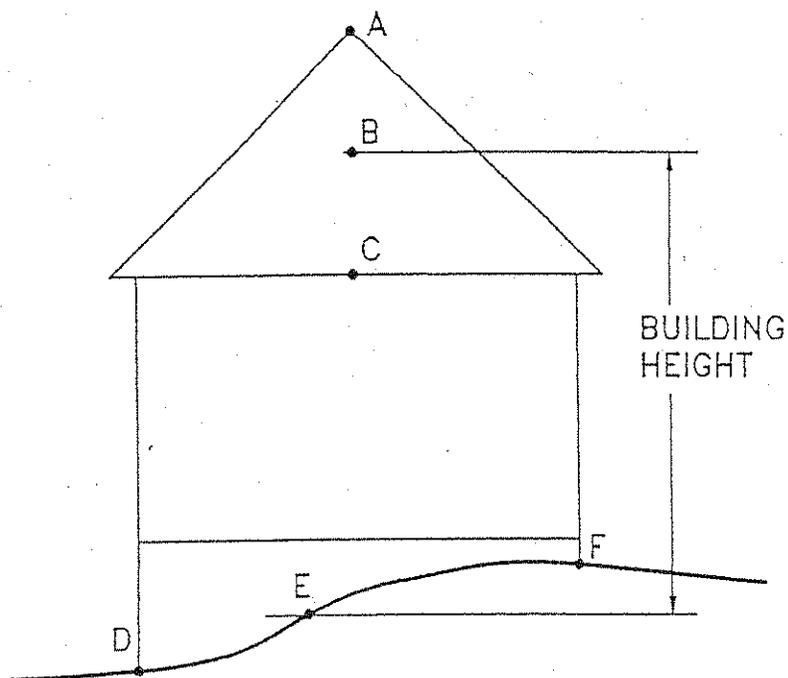
GRADE BEAM SLAB



(Illustration A)

## BUILDING HEIGHT

"Building height" means the vertical distance measured from the established average grade at the foundation to the highest point of the underside of the ceiling beams, in the case of the flat roof; to the deck line of a mansard roof; and to the main level of the underside rafters between the eaves and the ridge of a gable, hip, or gambrel roof. Chimneys, spires, towers, elevator penthouses, tanks, and similar projections other than signs shall not be included in calculating the height.



Point A is the ridge of the roof.

Point B is the average level of the underside of the rafters between the eaves and the ridge of the roof.

Point C is the underside of the rafters at the eave.

Point D is the minimum grade at the foundation.

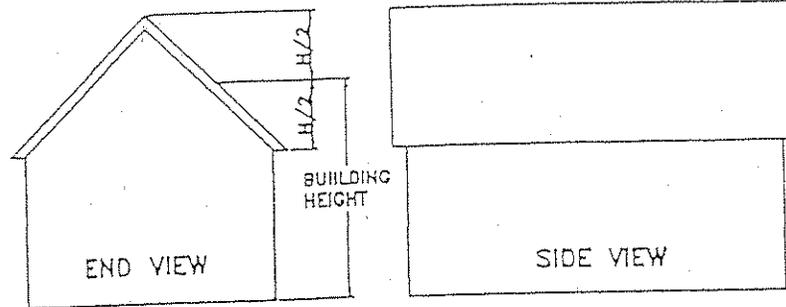
Point E is the average grade at the foundation.

Point F is the maximum grade at the foundation.

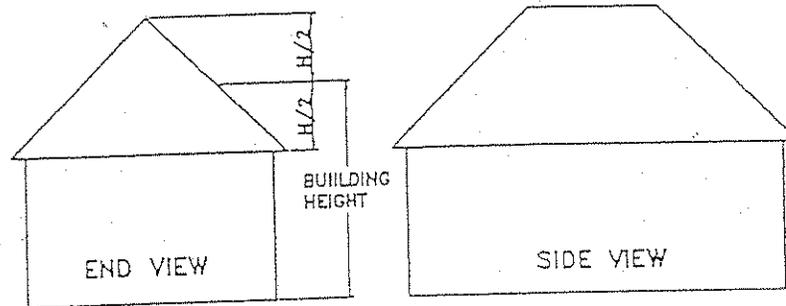
(Illustration B)

## BUILDING HEIGHTS

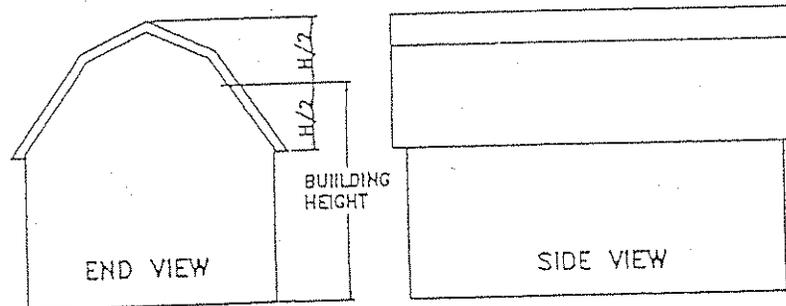
Building height is the vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs.



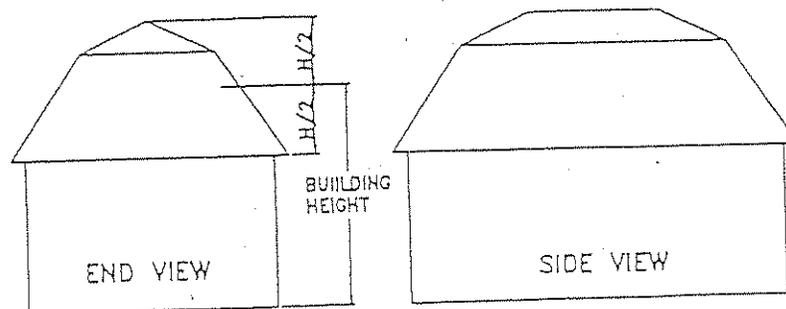
GABLE ROOF



HIP ROOF



GAMBREL ROOF



MANSARD ROOF

(Illustration C)

