

# Detached Garages



## Village of Crete Guides

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### Permit Procedure

- \*\* All applicants must submit a completed permit application.
- \*\* Include two (2) copies of your plat of survey indicating the size and location of the detached garage with dimensions from the property lines.
- \*\* Submit two (2) complete copies of the plans including materials, size, framing and design of garage. Computer-generated plans are acceptable, provide they include required information.
- \*\* All contractors involved in the garage's construction are required to be licensed with the Village of Crete.
- \*\* Call J.U.L.I.E. (Joint Utility Location Information for Excavators) at 1-800-892-0123 prior to digging.

### Zoning Requirements

- \*\* Zoning approval must be obtained prior to building permit issuance.
- \*\* Maximum garage size area is 899 square feet.
- \*\* Maximum garage height is 20' from pad to highest point on ridge line.
- \*\* Structures must be kept out of area designated as utility, open space or drainage easement.
- \*\* A detached garage shall be built in rear yards provided required rear yards are maintained.
- \*\* See Village of Crete Zoning Regulations for Accessory Structures for set back easement and lot coverage requirements.

### Building Requirements

#### Concrete Specifications

- \*\* 18" x 12" monolithic turned-down footing is required. See diagram.
- \*\* Minimum 4" concrete floor reinforced with 6x6 #10 wire screen over a 4" base of well compacted granular fill.
- \*\* Sill plates shall be pressure treated lumber bolted to the slab.
- \*\* Anchor bolts shall be in minimum of 10" long and not less than 1/2" in diameter spaced 6' on center and not more than 12" from the corners.

#### Framing Specifications

- \*\* Minimum 2"x4" studs shall be not more than 16" on center and securely fastened to the bottom plate.
- \*\* A double top plate shall be used and all material shall be a minimum 2"x4" nominal thickness.
- \*\* Double studs shall be required at all corners and jambs with an opening more than 3' in width.
- \*\* Each corner shall be wind braced outward from the top in two directions with a minimum 1x4 diagonal bracing notched into the studs or structural sheathing.
- \*\* A double 2"x12" header may be used on doors up to 16' in non-load-bearing walls and 12' load-bearing walls.
- \*\* Roof rafter shall be at least 2"x6" spaced not more than 16" on center. A minimum 2"x8" ridge board shall be installed.
- \*\* Three (minimum) 2"x6" ceiling ties 4' on center are required on all common rafter spans more than 12'.
- \*\* Roof sheathing shall be minimum 1/2' plywood or OSB and must be rated for rafter spacing being used.

#### Electrical Specifications

- \*\* Below grade electric for garages shall be run a minimum of 12" below ground in rigid galvanized or intermediate conduit.
- \*\* Minimum of one GFI protected, readily accessible interior receptacle
- \*\* Exterior entry light at each service door controlled by 3-way switch in garage and in dwelling.
- \*\* Wall switch controlled interior garage light
- \*\* Dedicated receptacle for garage door opener
- \*\* Garage service should have separate circuit breaker with minimum 20 AMP capacity.

### Other Considerations

- \*\* Brick garages shall have a 42" footing/foundation wall. Foundation wall shall be 10" thick.
- \*\* All garages must be service by a hard surface driveway constructed of concrete, asphalt or brick pavers.

