

# Attached Garages



## Village of Crete Guides

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### **Permit Procedure**

- \*\* All applicants must submit a completed building permit application.
- \*\* The submittal must include two (2) copies of your plat of survey indicating the proposed location of the garage, the overall dimensions and the distance from the lot lines and other structures/buildings on the property. Include the location of the driveway and apron, if they are included in the work.
- \*\* Applicants are also required to submit a complete set of plans signed and sealed either by a licensed architect or a licensed structural engineer. The plans must indicate framing sizes and spacing, pitch of roof, wall and roof construction, as well as any electrical/mechanical system changes or additions.
- \*\* All contractors working on the garage must 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**

- \*\* The attached garage must meet the setback and lot coverage requirements prescribed by the Village of Crete Zoning Code.
- \*\* Zoning approval must be obtained before building permit.

### **Minimum Construction Requirements**

#### **Concrete Specifications**

- \*\* A minimum 42" concrete wall (32") and spread footing (10") required. Floor must be a minimum 4" 6-bag concrete mix over 4" compacted gravel fill reinforced with #10 6"x6" steel mesh. Fiber mesh is allowed in lieu of steel mesh..
- \*\* The existing footing shall be doweled with minimum #4 rebar to 6" and extend 18" into new foundation walls.
- \*\* Foundation walls shall receive #4 rebar drilled 12" on center, set 6" and extend 18" into new foundation walls.
- \*\* Anchor bolts for treated bottom plate must be provided every six feet and within 12" from any corner.

#### **Building Specifications**

- \*\* All framing, electric and HVAC installation must comply with current Village of Crete adopted code.
- \*\* Doorway between the garage and house must be a solid wood door 1 3/4" in thickness or a 20-minute fire rated door or equivalent installed with an approved closer.
- \*\* The garage must be completely separated from the residence by means of 5/8" gypsum board applied to all walls and ceiling, properly sealed to maintain fire rated wall assembly.
- \*\* All electrical wiring must be in thin-wall conduit. All electrical receptacles must be GFCI protected. Garage electric shall be required to be on its own circuits.

#### **Inspection Requirements**

- \*\* Footing or Slab form—prior to pouring concrete.
- \*\* Rough frame, electric, plumbing, and HVAC will be required prior to any covering or concealment.
- \*\* Driveway base—prior to being covered with asphalt, concrete or pavers.
- \*\* Final inspection—After garage and driveway completion.

#### **Code Requirements**

- \*\* Construction and Materials must conform to the following Village of Crete Codes as amended:
- \*\* International Residential Code
- \*\* National Electric Code