

Garage - Detached



Village of Hoffman Estates

Code Enforcement
1900 Hassell Road
Hoffman Estates, IL 60169
(847) 781-2631
www.hoffmanestates.org/permits

Submittal Requirements:

- Building plans must be submitted. Plans shall be accurately drawn at $\frac{1}{4}'' = 1''$ scale. Any plan that is created by an Illinois Registered Architect or Structural Engineer must be stamped. The plans must show the following, but not limited to, the framing plan, wall sections, plumbing fixtures, electrical outlets and switches, locations of appliances, the electrical panel, equipment, doors, and windows.
- A grading plan must be submitted. The grading plan must include top of foundation, finished grade, proposed top, and full limits or proposed grading. The information provided must be sufficient to verify proper drainage patterns and that there will be adverse impact to adjacent properties.
- A scaled plat of survey must be submitted with the garage and driveway elevations, locations and all dimensions indicated.
- A scope of work or contract must be submitted.

Code Requirements:

- Foundation
 - Garages that are 600 square feet or less may utilize a slab-on-grade with thickened edge or turned-down footings. The minimum depth and width of this footing is 12 inches.
 - Garages that are greater than 600 square feet must use 42 inch deep spread footings or trench foundation.
- Wall Construction
 - The wall length next to the doors and windows must be a minimum of 2 feet. The garage wall must be sheathed entirely with a minimum of $\frac{3}{8}$ inch structural sheathing, including gable ends. The sheathing for 2 feet from every corner shall be nailed 6 inches on center along the edges and 12 inches on center in the field of each sheet.
- Electrical (if applicable)
 - A disconnect is required at the detached garage.
 - Minimum burial depth is 6 inches for intermediate conduit, 18 inches for PVC, and 12 inches if GFCI protected.
 - All receptacles for garage, which are readily accessible, shall be GFCI Protected.
 - A wall switch-controlled lighting outlet shall be installed in the garage.
 - A wall switch controlled lighting outlet shall be installed at the exterior side of the main door.
 - All electrical installations must meet the National Electrical Code.
- Other
 - The maximum height of the garage shall not exceed 15 feet.
 - The combined area for garage spaces located on the property may not exceed 750 square feet.
 - The minimum size is 440 square feet.
 - No portion of the garage, including the roof overhang, may encroach into any easement.
 - The garage must be located not less than 3 feet from the side property line and 5 feet from the rear property line.

Inspection:

- A number of inspections will be required and will be outlined upon permit pick up. These include pre-pour, footing, insulation, framing, electrical, plumbing, fire, and more.
- A final inspection is required upon completion of work.
- Additional inspections may be required.