

## **ATTACHED GARAGES**

**EXCESS FILL OR SPOIL FROM EXCAVATING GARAGE MUST BE REMOVED FROM THE PROPERTY. IF USED MUST ACCOMPANY FILL PERMIT.**

### **GENERAL**

All garages attached to or built in a dwelling or other building shall be constructed in accordance with the code provisions applicable to the construction of such dwelling or other building.

### **DOOR OPENING**

A door opening between the garage and the dwelling or other building shall have a six (6) inch concrete curb or step at such door.

### **HEATING UNITS**

When heaters are located in garages or accessory use buildings where motor-driven vehicles or devices utilizing volatile liquids are housed or stored, combustion air openings and vents shall be located at least eighteen (18) inches from the exterior finished grade, and interior pilot light access opening shall be located at least eighteen (18) inches from the finished floor. Where combustion air intake openings are located immediately adjacent to a driveway, the exterior eighteen-inch height requirement shall apply. The equipment shall be protected from any type of mechanical injury and from vehicular traffic. Vents from such heaters shall not be located within twelve (12) inches of any window, door, or opening into a building.

### **FIRE RESISTANCE**

Wood frame walls and doors common to the dwelling or other building and the garage shall be finished on the garage side with a one (1) hour fire resistive construction. Where a gable-type breeze way connection is used, provide a one (1) hour fire resistive garage wall to the roof. Where rooms are built over the garage area, ceiling and all interior finished walls of garage area shall be one (1) hour fire resistive construction. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors. *Revised February 2012*

### **ELECTRICAL**

All garages shall have a dedicated 125 volt, single phase, separate 20 amp circuit. All receptacles shall be GFCI protected. All conduit systems shall have a full size grounding conductor, green in color and sized to 250.122. Overhead receptacles shall be installed for future garage door openers.

### **CONTRACTOR LICENSE REQUIRED**

It shall be unlawful to engage in business in the Village of Bartlett as a building contractor without first having obtained a building contractor license.

A homeowner is not required to be licensed as a subcontractor or general contractor to construct, demolish, rehabilitate, alter or repair his or her own garage.

**LICENSED CONTRACTOR**

All names of licensed subcontractors and general contractors are on file in the Building Department.

**LOCATION**

The required setback lines in each zoning district for the principal structure/attached garage are as follows:

INTERIOR SIDE YARD SETBACKS	CORNER SIDE YARD SETBACKS
ER-1 30'	ER-1 50'
ER-2 25'	ER-2 50'
ER-3 15'	ER-3 40'
SR-1 10'	SR-1 35'
SR-2 10'	SR-2 35'
SR-3 7.5'	SR-3 35'
SR-4 5'	SR-4 25'

**BUILDING PERMIT REQUIRED**

No building or structure shall be erected, constructed, built, repaired, altered, or moved, nor shall any repair or maintenance work be done which affects the structural, fire protection, or health protection qualities of a building without first having obtained a building permit.

Building permits expire one year from the date on the permit. However, if work has not started within six months, the building permit is void.

**BUILDING PERMIT APPLICATION**

To apply for the building permit, the following items shall be submitted to the Building Department:

1. A completed permit application and copy of a signed contract;
2. Plat of survey showing the proposed location of the garage;
3. Construction drawings stamped by a licensed architect or structural engineer registered in the state of Illinois;
4. Tax index number.

**BUILDING PERMIT FEE**

An \$100.00 plan review fee is required when the permit application is submitted. In addition, the building permit fee for an attached garage is based on the estimated value of the proposed project. Refer to BBC 9-3-5.

**INSPECTIONS REQUIRED**

The Building Inspector shall inspect all buildings and structures that are being erected, constructed, built, enlarged, repaired, altered, replaced, or moved. Inspections shall be requested in writing or by telephone to the Building Department at least twenty-four (24) hours in advance. Inspections for footings, pre-pours, framing, electrical, and the final structure are required.

*Revised February 2012*

THE VILLAGE OF  
**BARTLETT**

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BARTLETT, ILLINOIS 60103

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Sherry Bormann

Thomas A. Floyd

John Kavouris

Dennis M. Nolan

**ARCHITECT'S CERTIFICATION**

This is to certify that the undersigned is familiar with the Bartlett Building Code, including, but not limited to, the International Building Code – 2006, International Residential Code – 2006, International Mechanical Code – 2006, Illinois State Plumbing Code – Latest Edition, National Electric Code – 2005 International Energy Conservation Code – 2006, each of which have been incorporated therein by reference, and the undersigned is familiar with the Village deletions, modifications, additions and amendments to said referenced codes and regulations.

It is understood that approval of plans submitted to the Building Department for review is a conditional approval only and construction shall be subject to all provisions of the aforementioned Bartlett Building Code. It is further understood that, in the event of a conflict between the approved plans and the provisions of the Building Bartlett Code, the Bartlett Building Code shall control and be the final authority.

Specifications may be submitted to the Building Department, but they shall not become a part of the approved plans, and data contained therein shall not be included in the conditional approval.

\_\_\_\_\_  
Property Address

Signature \_\_\_\_\_  
General Contractor

If corporation or partnership, President and Secretary or all parties must sign.

Signature \_\_\_\_\_  
Architect

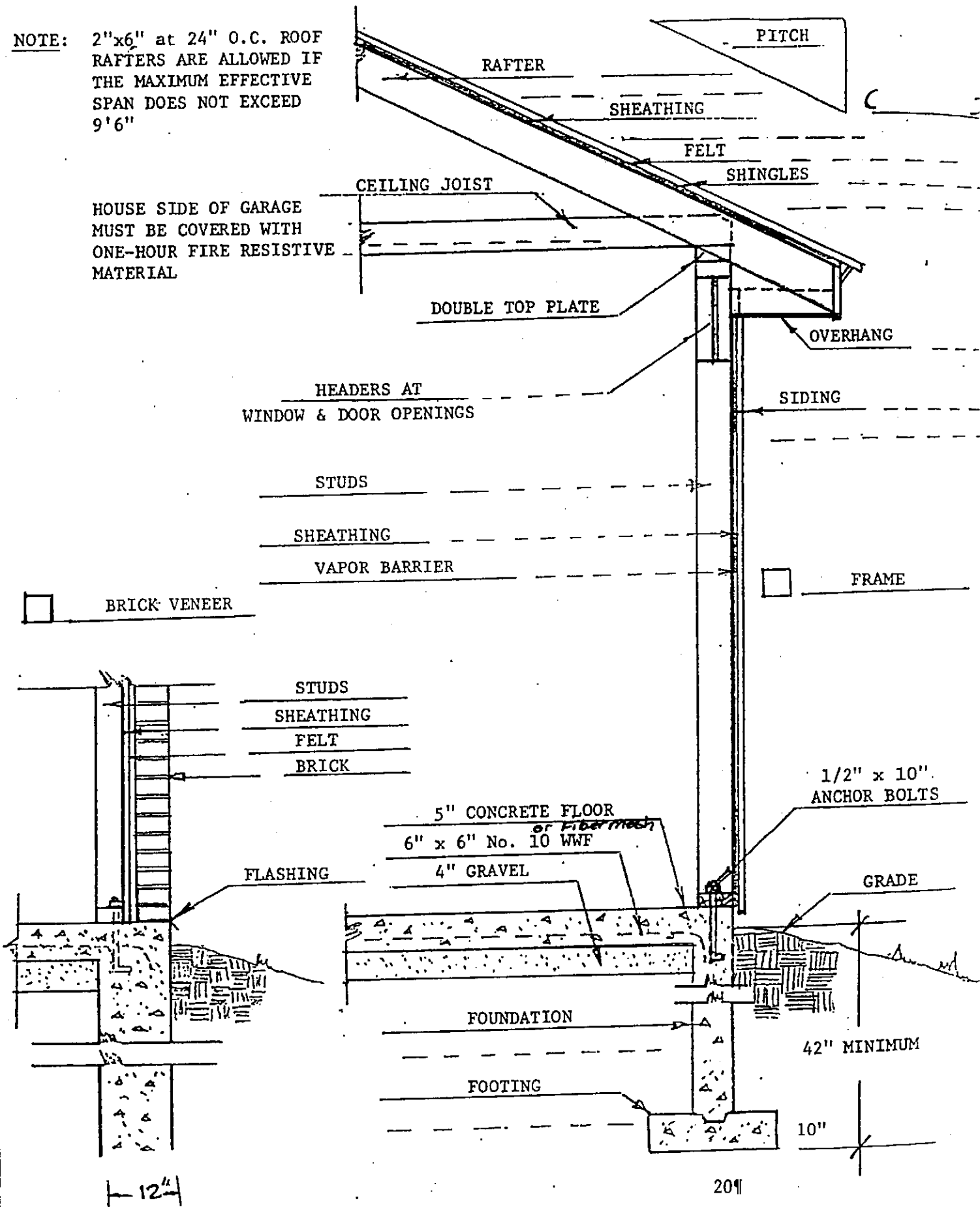
If corporation or partnership, President and Secretary or all parties must sign.

Corporation affix seal

ATTACHED GARAGE

NOTE: 2"x6" at 24" O.C. ROOF  
RAFTERS ARE ALLOWED IF  
THE MAXIMUM EFFECTIVE  
SPAN DOES NOT EXCEED  
9'6"

HOUSE SIDE OF GARAGE  
MUST BE COVERED WITH  
ONE-HOUR FIRE RESISTIVE  
MATERIAL



HEADERS AT  
WINDOW & DOOR OPENINGS

STUDS

SHEATHING

VAPOR BARRIER

BRICK VENEER

STUDS

SHEATHING

FELT

BRICK

5" CONCRETE FLOOR

6" x 6" No. 10 WWF  
*or Fiber mesh*

4" GRAVEL

FLASHING

FOUNDATION

FOOTING

1/2" x 10"  
ANCHOR BOLTS

GRADE

42" MINIMUM

10"

12"

20"