

## **DETACHED GARAGES**

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

### **GENERAL**

All one-story detached garages shall be built in full compliances with the requirements of the code sections regulating the construction of one-story dwellings with the following exceptions:

### **MINIMUM GARAGE SIZE**

The minimum garage size for a single car garage or for each unit in a multi-car garage where each space has a separate outside entrance shall be a minimum of twelve (12) feet by twenty (20) feet. The minimum size for a two-car garage shall be twenty (20) feet by twenty (20) feet. The minimum space per car for a multi-car garage with a common access door shall be nine (9) feet by nineteen (19) feet plus access lane.

### **FOOTING**

The footing shall be a minimum of twenty (20) inches wide and twenty (20) inches deep below ground level at edge.

### **FLOOR HEIGHT**

The floor height shall be not less than six (6) inches above ground.

### **STUD SPACING**

The maximum spacing for the studs shall be sixteen (16) inches on center; doubling of studs is required on all openings.

### **WALL SHEATHING**

Wall sheathing may be omitted in corner bracing. Each corner shall be braced from top outward in two directions to a minimum of seventy-two (72) inches from corner at sill plate; corner bracing may be applied on the inside surface of studs, using a minimum one (1) by four (4) inch post of wood or ½ 4 by 8 plywood corners.

### **CORNER POST**

Corner post may be two-two (2) by four (4) inches, or one four (4) by four (4) inch post.

### **TOP PLATE**

The top plate shall be double.

### **RAFTER TIES**

Rafter ties at eaves shall not be less than two (2) by four (4) inches with maximum spacing four (4) feet on center.

### **FLOORING**

Concrete, minimum five (5) inches thick six (6) bag mix with six (6) by six (6) inch 10/10 woven wire fabric, or fiber mesh, on a minimum four (4) inches of crushed stone or gravel compacted, with six (6) per cent air entrainment and linseed oil seal coat as per manufacturer's specifications. **Driveways are required for all garages and would be a separate permit.**

### **BOTTOM SILLS**

Bottom sills may be single two (2) by four (4) wolmanized or equal on a cement floor, or wall bolted six (6) feet on center. Anchor bolts shall be a minimum size of one-half (1/2) by ten (10) inches or the equivalent.

### **WIND BRACES**

Wind braces may be one (1) by four (4) inches, one at each corner (wood).

### **DOOR HEADERS**

Door headers, where roof load for sixteen (16) foot opening falls on header, shall be made up of three – two (2) by twelve (12) inches, or two – two (2) by fourteen (14) inches, or the equivalent.

### **RAFTERS**

Rafters shall be two (2) by eight (8) inches, spaced at sixteen (16) inches on center.

### **HIP RAFTERS**

Hip rafters shall be two (2) by eight (8) inches minimum.

### **VALLEY RAFTERS**

Valley rafters shall be two (2) by eight (8) inches minimum.

### **COLLAR TIES**

Collar ties shall be a minimum of two (2) by four (4) inches on forty eight (48) inch centers.

### **SIDING**

Siding shall be wood, one-half (1/2) inch thick over 15 pound felt lining or house wrap. Siding shall be no. 2 grade or better, (maximum of eight (8) inches to weather), aluminum of proper thickness, or other approved siding. For example, brick, aluminum, or vinyl.

### **EAVES**

Eaves shall be enclosed with three-eighths (3/8) inch exterior plywood or aluminum.

### **ROOFING**

Roofing shall be fifteen (15) pounds felt paper that has a twenty-five (25) year warranty.

### **TRIM BOARDS**

All trim boards shall be No. 2 grade or better.

### **ELECTRICAL**

All garages shall have electric. All 125 volt, single-phase; a separate 20 ampere receptacle installed in a garage shall have a ground-fault circuit-interrupter protection. Overhead outlets shall be installed for future garage door openers.

### **LOCATION**

- A. INTERIOR LOT – No part of any accessory building shall be located closer than five (5) feet to the rear lot line or to the side lot lines abutting such required rear yard

except in the SR-4 Zoning District where an accessory building may be located within three (3) feet of a lot line.

- B. CORNER LOT – No part of an accessory building shall be located in or upon the required side yard of a corner lot which is adjacent to the street, nor shall an accessory building be located closer than five (5) feet to the rear lot line or to the interior side lot lines except in the SR-4 Zoning District where an accessory building may be located within three (3) feet of an interior side or rear lot line.

No detached accessory building shall be closer than ten (10) feet to the principal building and each foot over twenty (20) feet in length that the wall of an accessory structure parallels and is next to the principal structure, the required distance between the structures shall be increased by an additional foot, to eleven (11).

At no time shall a detached garage or an accessory building encroach in any rear or side yard easement.

### **BUILDING PERMIT REQUIRED**

No building or structure shall be erected, constructed, built, enlarged, replaced, repaired, altered, or moved, nor shall any repair or maintenance work done which affects that 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 of the permit. However, if work has not started within six months of the date of the permit, 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. Completed permit application and a copy of the signed contract
2. Plat of survey showing the proposed location and size of the garage
3. Construction drawings, if applicable, drawings by architect or structural engineer
4. All contractors must be licensed and insured. A general contractor and an electrical contractor must be provided
5. Tax index number

### **BUILDING PERMIT FEE**

The building permit fee for a detached garage is based on the estimated value of the proposed work.

### **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 are required for footings, pre-pours, framing, electrical, the final structure, and if applicable, insulation.

**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**

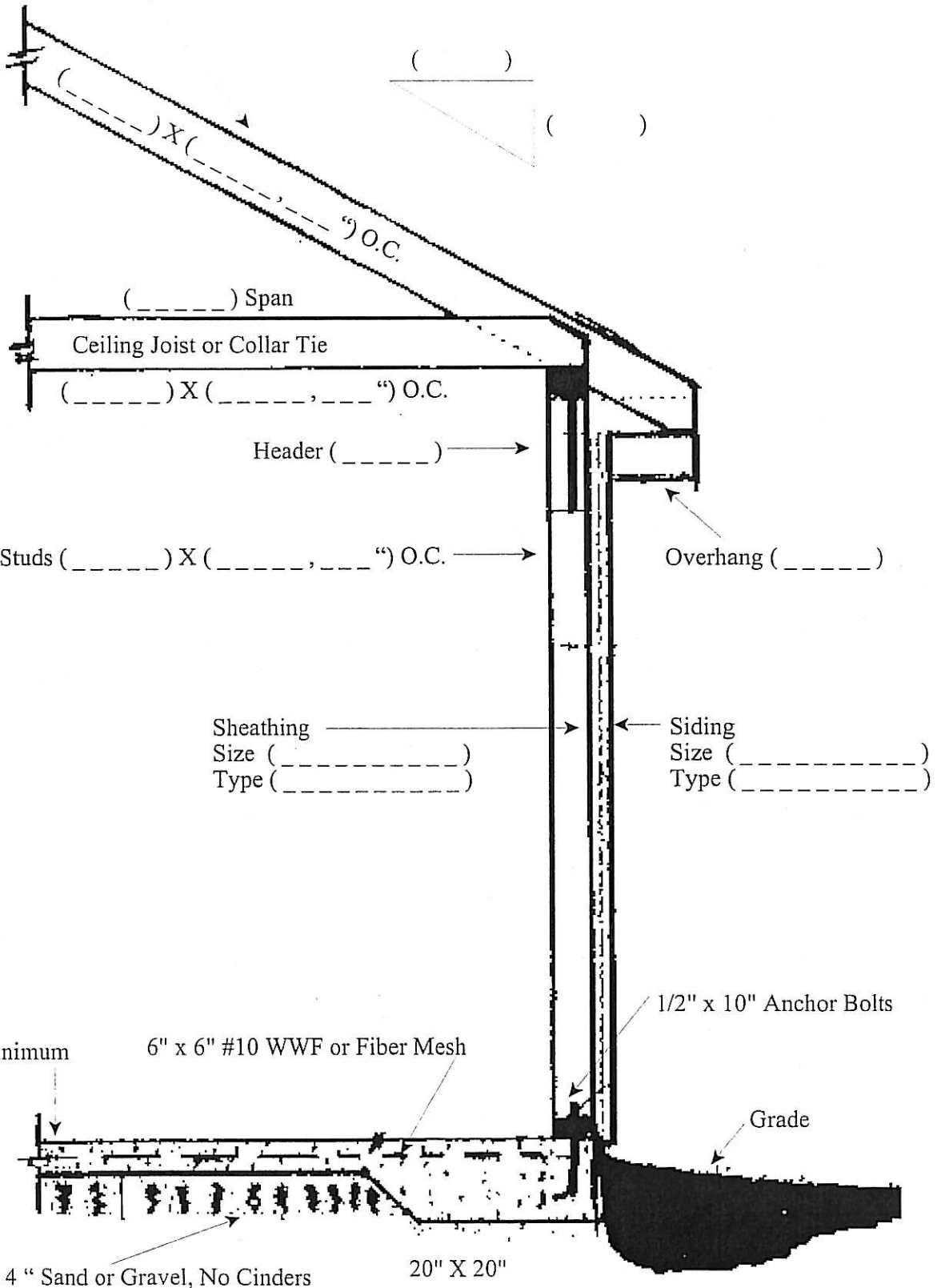
All names of licensed subcontractors and general contractors are on file in the Building Department and the Clerk's Office.

SOURCE:     The Bartlett Building Code 2007-45  
              The National Electrical Code 2005

# DETACHED FRAME GARAGE

VILLAGE OF BARTLETT BUILDING DEPARTMENT

Roof Rafter ( \_\_\_\_\_ ) Span



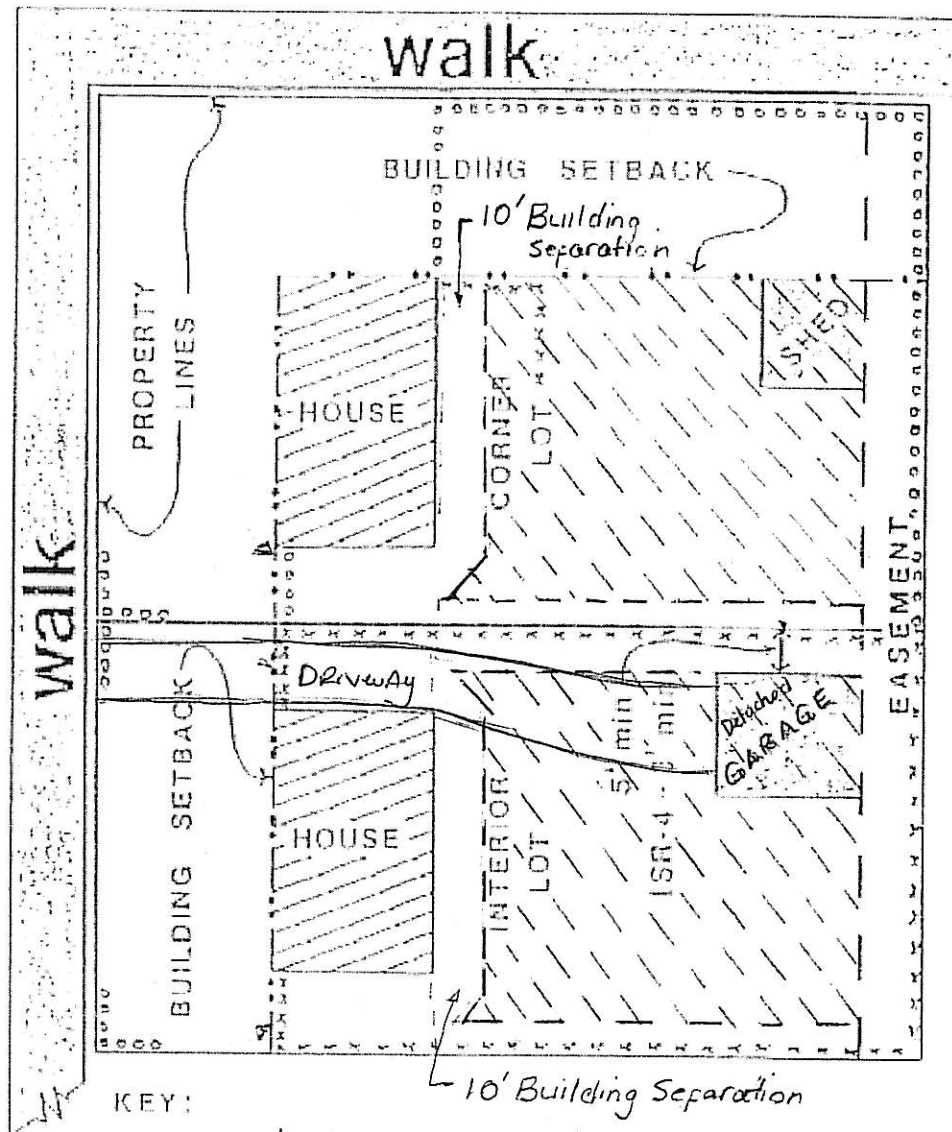
Minimum 4 " Sand or Gravel, No Cinders

20" X 20"

# FENCE - GARAGE - SHED LOCATION

STREET

STREET



- KEY:
- ooooo - 3' HIGH FENCE - MAX.
  - xxxxx - 6' HIGH FENCE - MAX.
  - XXXXX - SHED AND GARAGE LOCATION IN REAR YARD