

Richton Park Guides

Detached Garages

Permit Procedure

All applicants must submit a completed permit application. The submittal must include two (2) copies of your plat of survey indicating the size and location of the detached garage with dimensions from the property lines. Applicants are also required to 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 Richton Park.

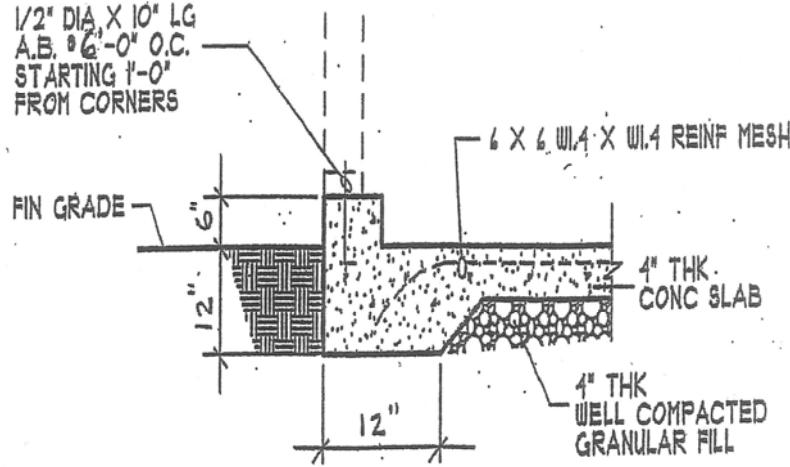
Zoning Requirements

- **Zoning approval must be obtained prior to building permit review.
- **Maximum garage size area is 720 square feet.
- **Maximum garage height is 14' from pad to highest point on ridge line.
- **Structures must be kept out of area designated as utility, open space or drainage easement.
- **A separate permit is required for the driveway construction.
- **A detached garage shall be built in rear yards provided a nine foot side yard access exists.
- **See Village of Richton Park 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.

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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. A separate permit is required for driveway construction.

Inspections

- **Footing or Slab form—prior to pouring concrete.
- **Rough frame and electric will be required prior to any covering or concealment. If interior of garage is not being enclosed, the rough inspections can take place after completion.
- **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 Richton Park Codes as amended:
 - 2006 International Residential Code
 - 2005 National Electric Code