



COMMUNITY DEVELOPMENT DEPARTMENT

1937 MUNICIPAL WAY ♦ ROUND LAKE BEACH ♦ ILLINOIS ♦ 60073

TEL: (847) 546-2351 ♦ FAX: (847) 201-7229

GUIDELINES FOR DETACHED GARAGES

LOCATION

- A proposed garage located in the floodplain shall comply with the stormwater ordinance.
- Set backs shall be: a minimum of five feet (5') from side and rear lot lines or abutting easements, and ten feet (10') from the nearest principal structure

FOUNDATION (MONOLITHIC SLAB)

- Footings shall be supported on undisturbed natural soil.
- Footing width shall be a minimum of twelve inches (12") wide (assuming that the load bearing value of the soil is at least two thousand pounds per square inch (2,000 psf).
- Footing depth shall be a minimum of twelve inches (12") below grade (re-bar is recommended by the Code Official).
- Slab thickness shall be at least three and one-half inches (3½") thick (wire mesh and control joints are recommended).

ANCHOR BOLTS

- The sill plate shall be anchored to the foundation with half inch (½") anchor bolts placed a maximum six feet (6') on center and not more than twelve inches (12") from corners.

BASE

- A minimum four-inch (4") thick base course consisting of clean, graded sand, gravel, or crushed stone shall be placed on the prepared subgrade.

CONCRETE

- A minimum cement content of five hundred twenty pounds per cubic yard (520 pcy) of concrete.
- A minimum compressive strength of thirty five hundred pounds per square inch (3,500 psi) at twenty-eight (28) days.
- Concrete shall be air entrained at five percent to seven percent (5% - 7%) by volume of concrete.

WALLS

- Walls shall be braced at each end with four-foot by eight-foot (4' x 8') wood structural panels or other approved materials.
- Maximum span for a double two-inch by twelve-inch (2" x 12") header is twelve feet (12') with ten feet (10') of tributary roof load.
- Micro-lam beams or engineered headers may be required for spans over twelve feet (12').

ROOF DESIGN

- Roofs shall be designed for thirty pounds per square foot (30 psf) snow load and twenty pounds per square foot (20 psf) wind pressure (roof tie-downs).