

CITY OF BATAVIA

GARAGE CONSTRUCTION REQUIREMENTS



City of Batavia
Building Division
Community Development Department
100 North Island Avenue
Batavia, Illinois 60510
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Please direct all questions to the City of Batavia Building Division of the Community Development Department Monday through Friday from 8 AM to 5 PM at (630) 454-2700.

This is a summary of the City of Batavia Ordinances affecting garage construction. This is intended to interpret and explain the ordinances but does NOT represent or replace the actual ordinance language. Every effort has been made to ensure the accuracy and timeliness of this information.

08/2010

Before Starting:

- Detached garages are defined as an accessory structure under Batavia's Zoning Code and are subject to the maximum Floor Area Ratio (FAR) permitted on the lot.
- Garages cannot be placed on any utility or drainage easements.
- The garage must be built exactly as shown on the Building Division approved plans for the job. **Any changes shall be approved by the Building Division prior to proceeding with changes before or during construction.**
- Check the plat of survey for correct measurements of the garage and setbacks indicated.

Application Procedure:

1. Submit a completed Building Permit Application to the Building Division of the Community Development Department. Properties in the Downtown Historic District shall first contact the Building Division to submit an application for review, approval and issuance of a Certificate of Appropriateness by the Historic Preservation Commission.
2. Pay required minimum submittal fee.
3. Attach two (2) copies of the plat of survey showing the location of the garage and setbacks to property lines. All utilities (electric service, gas line, phone line, etc) must be indicated. **The survey shall be to scale, not reduced or enlarged when copied.**
4. Attach two (2) copies of plan and construction details (*sample attached*).
5. Attach one (1) copy of contractor's contract for valuation purposes. If no contract is submitted or the property owner is acting as the contractor, the current ICC Building Valuation Data cost per square foot will be used.

Detached Garages

- Property line setbacks for a detached garage vary for each zoning classification. Verify your property zoning and required setbacks with the Community Development Department.
- Maximum height for a detached garage is 25 feet .
- Any garage that is five feet (5') or less from the principal structure (house) shall meet one hour fire resistance construction from both sides of the garage walls with openings protected and restricted to 25% of wall area. Openings are prohibited when the garage is less than three feet from the primary structure.
- Foundation requirements for detached garages with an eave height less than 10 feet and less than 600 square feet gross area of light frame construction:
 - A monolithic 4" concrete slab with thickened edge footing, 12" wide by 12" deep embedment below adjacent grade and 6" above grade, with one # 5 rebar continuous in perimeter footing and 6 x 6-10 wire or fiber mesh in floor.
 - 4" of gravel fill under floor slab.
 - An attached garage foundation system may also be used and is required when the garage exceeds 600 square feet gross area and or an eave height greater than 10 feet.
- Electric: Receptacles shall be GFCI protected. More than two branch circuits from the house will require an electrical sub-panel to be installed.
- Underground electrical, interior electrical rough and framing shall be inspected prior to covering.

| | R0 | R1-L | R1-M | R1-H | R2 (Single and Two Family) |
|--|-----------|-------------|-------------|-------------|-----------------------------------|
| Front | 35 | 35 | 30 | 25 | 25 |
| Rear | 10* | 6* | 5* | 5* | 25 |
| Interior Side | 10* | 6* | 5* | 5* | 10 |
| Corner Side | 30 | 30 | 12 | 10 | 25 |
| * For every two feet, or fraction thereof, a garage building height that exceeds 15 feet, it height must be set back an additional foot. | | | | | |

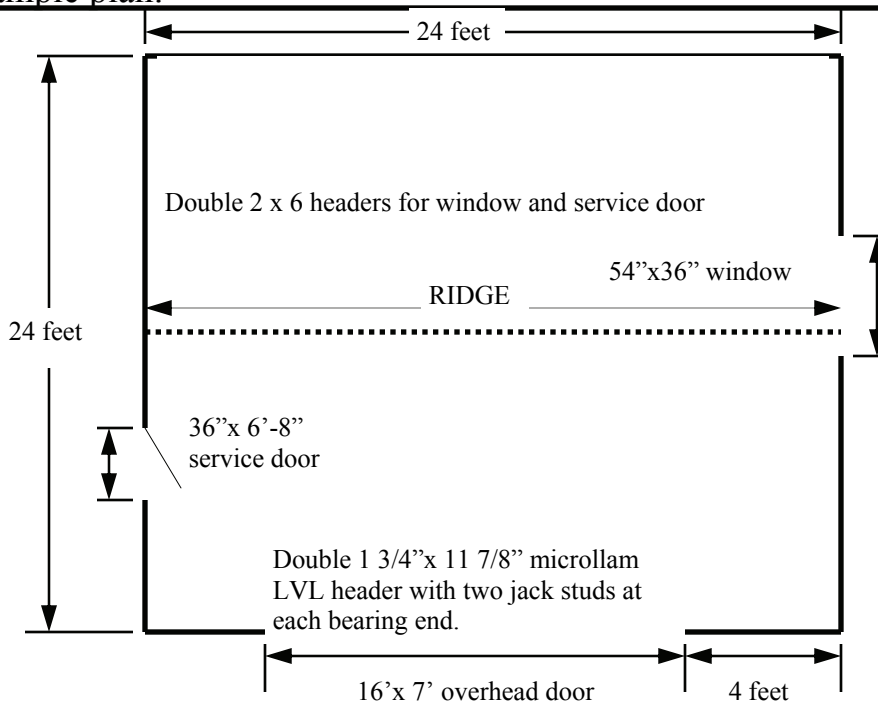
Attached Garages

- Setbacks from property lines for attached garages vary for each zoning classification. Please verify your property zoning and required setbacks with the Community Development Department.
- The garage front façade may not exceed 50% of the total house street facing façade dimension.
- Maximum height for an attached garage is the same as the principal structure height for the zoning district.
- An attached garage must be setback from the front plane of the house. The setback is determined by the zoning district. Expansions of existing attached garages may continue on the existing plane of the garage.
- Foundation requirements include 8-inch foundation wall on an 8-inch by 18-inch footing, minimum 42" deep or a 12" wide trench footing 42" below grade.
- Slab requirements include:
 - 4" concrete with # 4 rebar, 36" long spaced at 24" oc set a minimum of 4" into perimeter foundation walls.
 - 4" of gravel fill under floor slab
 - 6 mil vapor barrier
 - 6 x 6-10 wire or fiber mesh
- Common wall to house and ceiling of garage shall have 5/8" Type X sheetrock installed.
- Electric: Receptacles shall be GFCI protected.

Homeowner/Contractor Responsibilities:

1. Call J.U.L.I.E (Joint Underground Location for Inspectors and Engineers) at least 48 hours prior to any digging to locate any underground utilities. (1-800-892-0123).
2. Schedule the required inspections with the City of Batavia Building Division of the Community Development Department for foundation / slab, a rough electric / framing, and a final inspection. Please call at least 48 hours in advance to schedule inspections to insure that we can meet your schedule.
3. Make sure that the work is ready for inspection before the inspector arrives to avoid a re-inspection fee. Please cancel the inspection if the work is not ready.
4. **ALL PERMITS SHALL CONCLUDE WITH A FINAL INSPECTION.**

Sample plan:



(Please note; The specifications herein are specifically relevant to a 24' x 24' garage with a roof ridge parallel to the overhead door opening. This is a sample of the information required to complete a plan review of a proposed garage. Page two, typical cross section, foundation through roof, is required as well.)

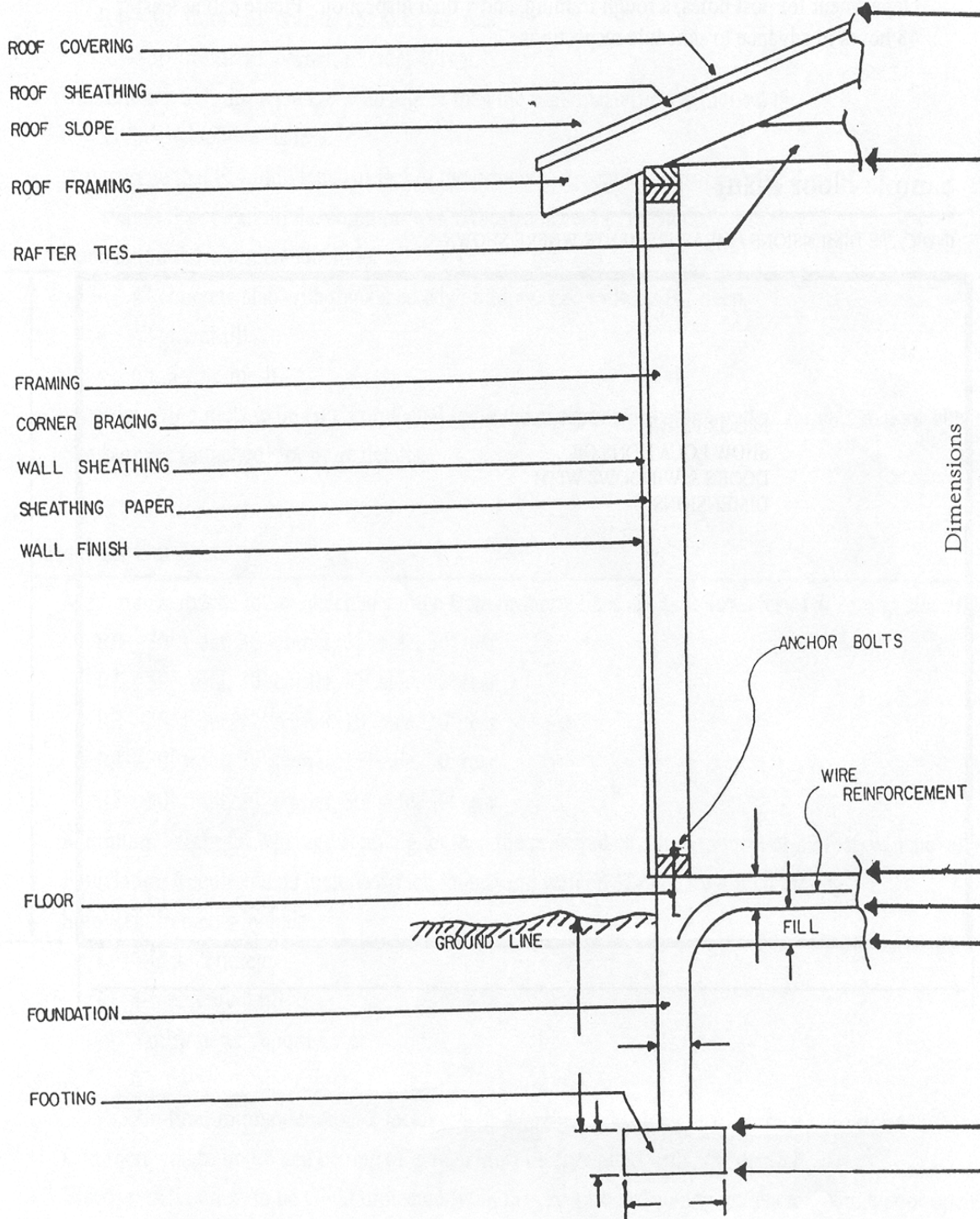
Notes;

1. Header sizes will vary depending upon a buildings width and depth, orientation of roof ridge on single story garage for the overhead door header, one or two story, center bearing or continuous span of second floor joist framing, etc. Please refer to International Residential Code or U.S. Span Book for Major Lumber Species for specific header, roof joist and floor joist sizes as applicable to the proposed design.
2. Where engineered lumber is required and or specified, please include the manufacturers application specifications.

Wall & Roof Section

Sample plan, page two

Typical cross section, foundation through roof.
Specify materials and dimensions for each .



Wall & Roof Section

Sample plan, page three

Typical cross section, foundation through roof.
Specify materials and dimensions for each .

