



SINGLE FAMILY RESIDENTIAL DETACHED GARAGE & SHED PERMIT INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT
(847) 506-6030 www.cityrm.org/rmcd

This information is designed to assist an applicant in applying for a permit for a detached garage or shed that will be in full compliance with all City of Rolling Meadows and **2018 International Residential Code requirements**. Elaborate plans may involve more than the information contained herein is intended to cover.

An accessory building greater in area than 64 sq. ft. and/or greater in height than 12 feet. must have a permit to be constructed. If a permit is not required, the structure must still comply with zoning and building regulations. Some major considerations are location on the lot, drainage and stability.

- Accessory buildings (garages, sheds, etc..) are to be a minimum of six (6) ft. from house, measured between roof eaves.
- The maximum lot coverage by structures (including the house) is 30%.
- Maximum height above grade, measured to the top of the ridge is 15ft. 6 inches.
- Maximum allowable size garage is 1,000-sq. ft. or 9% of the lot size, whichever is less.
- If a garage or shed is set back at least 65 ft. from the front property line it may be no closer than 30 inches to the side property line.
- If it is set back less than 65 ft., then a 10 ft. side yard is the minimum. The structure must be at least 5 ft. from the rear property line.
- In no case should a shed or garage be placed on an easement.
- Also, in no case shall such a structure be located in the front building setback (generally set back 30 ft.) and this includes both frontages of a corner lot.
- Driveway extensions to a new garage must be in compliance with the driveway code.

The placement of an accessory building must not interfere with the natural overland drainage. It must also be soundly constructed to withstand wind, snow and all other loads that may be expected. Smaller sheds not anchored to concrete should have other suitable anchoring methods to prevent wind uplift. Existing sheds and garages must be maintained at a level of repair and condition prescribed by the City's Property Maintenance Code. No accessory structure is to be located in a drainage easement.

If you plan to demolish your existing garage, you will also need to complete the Garage Demolition application. In addition to the city demolition permit, you will also need to obtain a Cook County demolition permit. Applications for Cook County demolition permits are available on their website at www.cookcountygov.com.

Note: Special circumstances or unique designs may require the plan reviewer in the Community Development Department to ask for additional information or details

1. **Submit three (3) sets of building plans showing:**
 - ◆ Elevation drawings (front, side & rear)
 - ◆ Cross-section showing typical wall, floor and foundation construction.
 - ◆ Full floor plan indicating all electrical and mechanical work.
 - ◆ On additions show common wall between the existing and proposed construction. Also show all existing windows and door openings in common walls.
2. **Submit two (2) copies of the plat of survey**
3. **Submit site plan showing:**
 - ◆ Existing and proposed structures
 - ◆ Indicate all required setbacks
 - ◆ Grading and drainage plan
 - ◆ Height of top of foundation above grade
4. **Submit all required permit applications, licenses and bonds**
 - ◆ Please visit our webpage www.cityrm.org/rmcd for license, certificate of insurance and bond requirements for contractors.

Required inspections

- Footing
- Underground Electrical, after electric is installed but prior to being buried.
- Final, upon completion of project and prior to its use.
- **Note:** If the garage will be drywalled, a rough framing & electrical inspection will also be required.

Additional inspections may be required depending on the design and type of work. Please check with the Community Development Department with any questions. Projects requiring extra re-inspections may incur additional inspection fees.

**** Remember to call J.U.L.I.E. before you dig ** 811**

- It is the permittee's responsibility to see that no mud, dirt, debris or dust leaves the construction site. Failure to comply will result in enforcement action.
- Construction noise shall not be permitted beyond all the allowable hours of work, which are 7 a.m. to 6 p.m. weekday and Saturday and 9 a.m. to 4 p.m. on Sundays.
- Construction debris is to be removed from the site on a regular basis.
- No storage of construction materials is allowed on the right-of-way (parkway or street) without city permit.
- Soil erosion control techniques must be employed as necessary or required.

Detached Garage and Shed Construction Information

(This handout is to be completed and submitted with your plans)

◆ **Roof Construction:** Hip Gable Other _____

Building height above grade is: _____ ft. (15 ½ ft maximum)

Roof pitch _____/12 **(A)**

If roof trusses, provide engineer stamped drawings.

_____ # roof shingle with 15# building paper _____ roof sheathing

2 x _____ roof rafters _____ on-center **(B)**

2 x _____ ceiling joists _____ on-center **(C)**

or

_____ x _____ rafter ties _____ on-center

2 x _____ ridge board **(D)**

◆ **Wall Construction: (E)**

Double 2 x 4 top plates

2 x 4 studs at 16" on-center

Continuous 2 x 4 bottom plate (treated, decay-resistant)

With ½" x 10" long bolts at 6'-0" on-center and
1'-0" in from each corner. Minimum 2 per plate.

Wall Bracing detail, see example below:

Exterior siding type: _____

◆ **Headers (F)**

Overhead garage door: (check one)

16 ft. minimum door header:

Min. 2-2 x 14's 3-2 x 12's

Other _____

8 ft. minimum door header:

2-2 x 10's 2-2 x 12's

or Other _____

Man door & windows:

2-2x _____

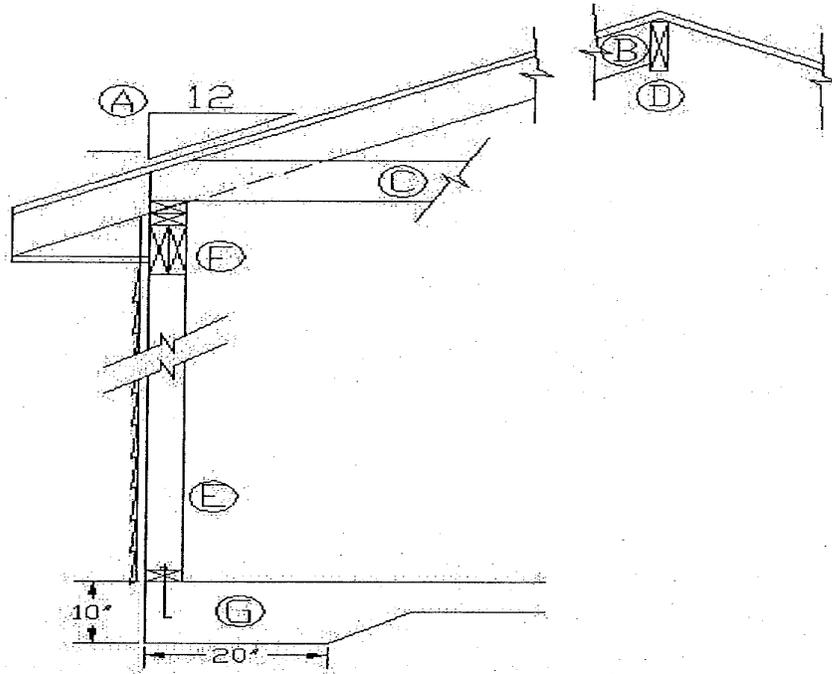
◆ **Concrete Slab & grade beam: (G)**

Dimensions as shown are minimum

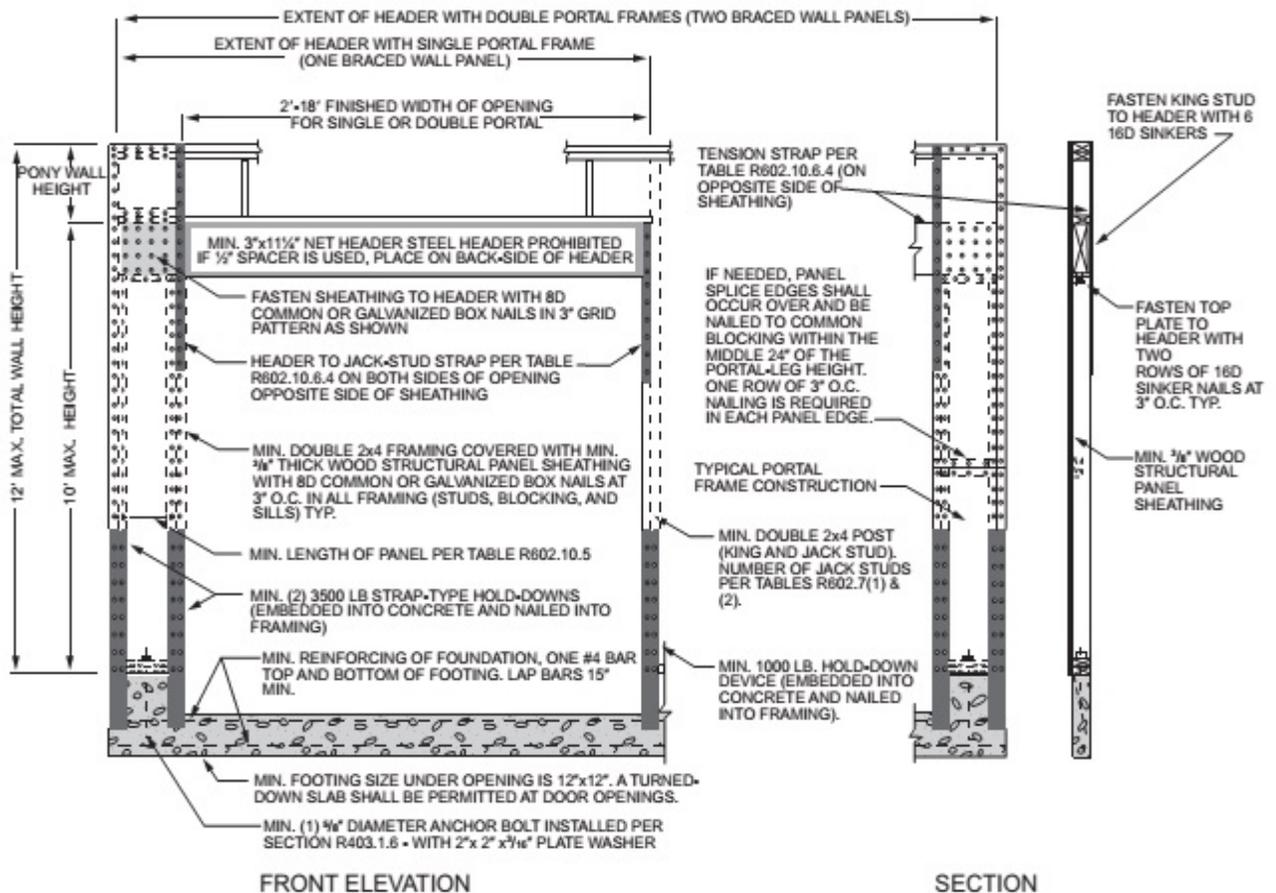
Integral pad- show dimensions of alternate is to be used

#10- 6x6 wire minimum

Minimum 4" concrete over 4" gravel

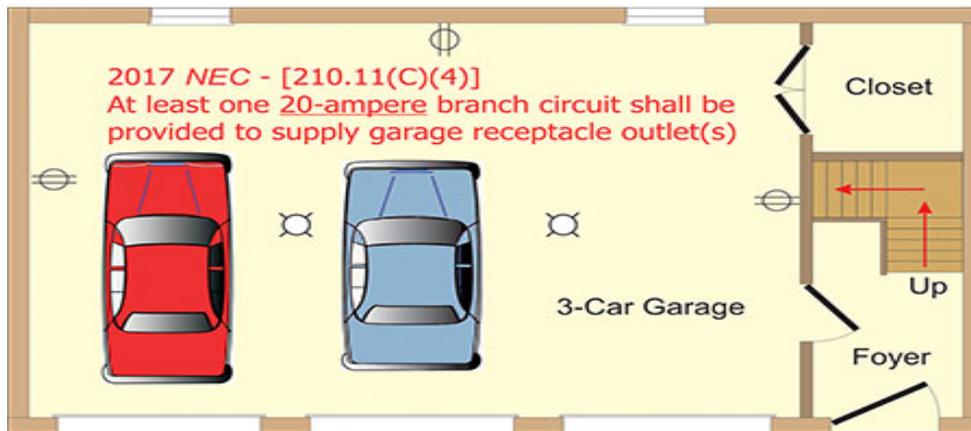


Wall Bracing Detail Example:



Electrical Requirements:

210.11(C)(4) Dwelling Unit Garages



The branch circuit supplying this receptacle(s) shall not supply outlets outside of the garage [210.52(G)(1)]

At least one receptacle outlet shall be installed in each vehicle bay and not more than 1.7 m (5½ ft) above the floor [210.52(G)(1)]

- The complete electrical installation shall be in full compliance with all City of Rolling Meadow and **2017 NEC Code requirements.**
- Provide G.F.C.I. and tamper resistant protection on all Garage outlets.
- All outdoor receptacles shall be G.F.C.I., tamper resistant, weather resistant, and equipped with an in-use enclosure.
- All wiring shall be in metal conduit. Type NM wire, ROMEX™, is not permitted.
- For dwelling units and attached garages, at least one wall switch-controlled lighting outlet shall be installed at outdoor entrances or exits with grade level access.
- Rigid and Intermediate conduit must be buried at a minimum depth of 6 inches. PVC listed for direct burial without concrete must be buried at a minimum depth of 18 inches.
- At least one receptacle installed in each vehicle bay. (see example above)

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