

DETACHED GARAGE PERMIT CONDITIONS

THIS FORM MUST BE SUBMITTED ALONG WITH A COMPLETED PERMIT APPLICATION

40% of lot shall be maintained permeable surface (grass area). Show calculations on drawings.

770 Sq Ft is the total amount of all accessory structures combined.

If new driveway is installed indicate on plat of survey the direction water will flow. (Water shall not drain towards adjoining properties).

No materials shall be stored in the street or parkway at any time.

All excavated soil/materials and building materials must be removed from the site immediately following construction.

Water from garage roof shall not drain towards adjoining properties.

The owner or contractor MUST contact J.U.L.I.E. at least 48 hours before construction.

All jobsite dumpsters must be from GROOT 800-244-1977

Please fill in the following and include all information from below on drawings:

Total Height _____ feet from existing grade to the peak (maximum 15')

Depth: _____ Width: _____ (maximum 770 sq. ft.)

Setbacks: from side lot line _____ (minimum 3') (Not permitted to encroach vacated alley or easement)

from rear lot line _____ (minimum 5') (Not permitted to encroach vacated alley or easement)

from principle structure _____ (minimum 10')

Type of Construction: _____

Type of Siding: Aluminum Wood Masonry Other _____

Studs: 2 x _____ @ 16" O.C. Rafter's 2 x _____ @ 16" O.C.

Type of Sheathing: Plywood OSB Other _____

Cross Ties: 2" x _____ @ 4' O.C. Eaves: _____ protruding from finished exterior wall.

Overhead garage door header: 2- 1 3/4 x 11 7/8 microlam 2- 2 x 14

Pitch: NO LESS THAN A 3 INCH IN 12 INCH ROOF SLOPE IS ALLOWED.

Electric: Exterior light is required outside each door and receptacle is required for garage door opener. All ready accessible outlets shall be GFI protected. Underground electric shall be buried 6" below grade in rigid galvanized conduit or 18" in non-metallic rigid.

Show on site/survey Com Ed service to house.

Grade:
When adjacent to an alley, slab SHALL NOT exceed 6" above alley unless approved by the Engineering Department.

Garage Slab shall be 4" concrete on top of 4" crushed stone with 6 x 6 x # 10 wire mesh. Perimeter shall be 12" wide 14" deep and 6" above grade.

Garages 600 square feet or greater, masonry, and brick veneer garages shall have a foundation around the perimeter a minimum of 12" wide and 42" below grade.

Anchor Bolts shall be 6' O.C. 12" from each corner, minimum 2 per plate.

Spotted survey showing all setbacks and elevation is required to be approved prior to any framing.

As-built civil drawings are required for final inspection.

If you have any questions concerning a detached garage please contact the building department.

John Montejo (847) 588-8067 Building Inspector jpm@vniles.com

Dennis O'Donovan (847) 588-8064 Building Inspector dpo@vniles.com

REQUIRED INSPECTIONS: Pre-Pour Underground Electric Final (Building & Electric)

Detached Garage Permit INFORMATION

***ALL JOB SITE DUMPSTERS
MUST BE FROM GROOT**

**Permit Submittal and Review
INFORMATION**

EXPRESS PERMITS

	Numbers to Know
• Garage Sale	J.U.L.I.E. 811
• Temporary Banners	GROOT (dumpsters) 800-244-1977
• Water Heaters	Building Department 847-588-8040
• Roof (Residential)	Zoning Questions 847-588-8075
• Windows	Permit Technician 847-588-8048
• Patio / Driveway / Sidewalk	Electrical Inspector 847-588-8067
• Air Conditioner	Plumbing Inspector 847-588-8068
• Sewer repair	Mechanical Inspector 847-588-8067
• Shed	Roofs/ Fences/ Concrete 847-588-8064
• Furnace	Fire Code Inspector 847-588-8069
	Health Inspector 224-257-0774
	Framing Inspector 847-588-8067
	Engineering Dept. 847-588-7900
	Public Works 847-588-7900
	Water Dept. 847-588-7900
	Police / Fire 911

STANDARD REVIEW

The Village of Niles prides itself on having a very quick review process. Most permits of a normal size job will be reviewed by all trades within 10 business days of submittal. Please keep in mind what slows down the review process is incomplete applications, wrong phone numbers, and missing requirements. Please review this informational pamphlet in detail before submitting your application.



*Community
Development
PERMITS
Made
EASY*

**Village of Niles Website
WWW.VNILES.COM**