



Village of Tinley Park - Building Department
Garages – Detached and Attached
Permit Requirements

16250 S. Oak Park Avenue
Tinley Park, Illinois, 60477
(708) 444-5100
building@tinleypark.org
www.tinleypark.org

The following information must be filled-out on the application in order to approve the permit.

- Date of Application
- Name of Owner of Property and Phone Number
- Project Address
- Description of Project
- Cost of Project
- All contractor's hired on the project: Name, Address, and Phone Number
(Indicate "Homeowner" if a licensed contractor is not being used)
- Sign and Date Permit Application
- Submit Drawings and Plat of Survey
- Engineered grading plans **may** be required

PLAT OF SURVEY

A Plat of Survey of the property must accompany the permit application. This will not be returned to the property owner; however, our office would be happy to make a copy. Draw the garage dimensions, draw the distance from the garage to the side, and rear lot lines.

FEE

The fee for a garage permit is \$125.00. Payment is not required until the permit is picked-up at the Community Development Department

PERMIT ISSUANCE

Permits take approximately **SEVEN TO TEN BUSINESS DAYS** to process. The Building Department will notify the property owner by telephone when the permit is ready.

PERMIT EXPIRATION

The life of a permit is six (6) months from the date of issue. A permit may be extended past the six (6) months by submitting a written request for extension, to be approved by the Building Official. If work has not started within three (3) months of the date of issue, the permit will be void unless a written request is submitted for extension, and approved by the Building Official.

CONTRACTORS

All contractors doing work in the Village of Tinley Park must be licensed and bonded with the Village prior to starting work. Permits will not be issued unless all contractors noted on the permit are licensed and bonded. At any time during the permit approval process or during construction after permit is approved and issued, a decision is made to change any contractor listed on the application, a Change of Contractor form must be completed and submitted to the Building Department. Verification of the new contractor's license and bond status as current must be confirmed by the Village before work on the project can resume.

PROPERTY OWNERS

The owner of the property where work is to be performed is responsible for filling out the permit application and obtaining the permit before any construction is performed. Property owners may give permission for a contractor or any other party to apply for the permit and obtain it, but is still responsible. **A permit is also required for replacements.**

J.U.L.I.E.

Please call the Joint Utility Locating Information for Excavators (J.U.L.I.E.) at least 48 hours prior to any digging. Please call 1-800-892-0123.

DETACHED GARAGES

ONE-STORY FRAME DETACHED

Maximum size cannot exceed 720 square feet and length or width shall not exceed 34 feet in any elevation. Engineered grading plans may be required. Attached open patios which have roof coverage shall be included in the 720 square foot maximum area.

A detached garage must be placed a minimum of ten (10) feet to the rear of the residence as sighted across the driveway, and a minimum of five (5) feet from the rear lot line, and a minimum of five (5) feet from the side lot line. No portion of the structure, including roof overhang or eave shall project into or over any dedicated easement. On the survey, please draw the garage dimensions and show distance from the garage to the side and rear lot lines.

Total height of a pitched roof garage shall not exceed nine (9) feet at the eaves and eighteen (18) feet at the roof peak when measured from the finished floor. Total height of a flat roofed garage shall not exceed twelve (12) feet measured from the finished floor to the highest point of the parapet, fascia, roof surface, or any other portion of the structure.

Floors:

- Install not less than four (4) inches layer of well-compacted gravel, crushed stone.
- Install not less than five (5) inches of concrete (minimum six (6) bag mix), reinforced with
 - ❖ Wire mesh complying with ASTM A-185; minimum size W.W.F 6 x 6 x 10/10. Wire mesh shall be in the middle 1/3 of slab thickness.
 - ❖ Fiber mesh admixture. Supplier mix ticket shall be submitted to Village prior to Final inspection.
 - ❖ #4 rebars @ 18" o.c. each way set rebar chairs or **CONCRETE** brick.
- Pitch floor to overhead doors, to drain efficiently. Interior floor drains are prohibited.
- Framing shall conform to the following:
 - ❖ Rafters shall be designed for snow loading 30 p.s.f. per IRC Table R802.4.1. (3)
 - ❖ Ceiling joist shall be designed per IRC Table R802.5.1 (2)
 - ❖ Double plates required on garages with min. 6" lap.
 - ❖ Ridge beam required one size larger than rafters.
 - ❖ 2 x 6 collar ties @ 48" o.c.
 - ❖ 4" nominal brick veneer shall be tied to wood studs / sheathing @ 32" o.c. horizontally and 16" o.c. vertically. Flashing and weeps shall be installed above foundation below first brick course and weeps @ 24" o.c.

Comply with construction requirements for one-story dwellings with the following exceptions:

- Grade beam construction permitted, consisting of a five (5) inches concrete floor on a minimum four (4) inches of crushed stone, sand or gravel, poured monolithically, with a minimum twenty (20) inches deep outer edge, a width of ten (10) inches around perimeter of building.
- Concrete under sill plates to be a minimum of six (6) inches above finished grade.
- Studs, maximum spacing twenty-four (24) inches on center. Double studs required on all openings.
- Wall sheathing and building paper may be omitted if corner bracing is used. Each corner is to be braced from top outward in two directions to a minimum of 72" from corner at sill plate, and may be applied on the inside surface of studs, minimum 1" x 4".

Electrical:

- Private or residential garages shall have a minimum of one (1) ceiling light, one (1) switch and one (1) GFIC receptacle (any additional receptacles must also be GFIC). The garage or building shall be on a separate circuit
- The electrical feeder or branch circuit to garage shall be underground (in threaded galvanized conduit not less than 6 inches below finished grade). If PVC conduit is used, a non-current carrying bonding conductor shall be connected between the supply cabinet and the first junction box in the garage. It shall not be less than 18 inches below grade. Conduit and/or cable run underground shall not be covered until inspected and approved by the electrical inspector. Bushings shall be used at the conduit end where the cable enters or exits the conduit.
- Electro Metallic Tubing is prohibited when located exposed to weather condition, encased in concrete or installed below grade.

ONE-STORY SOLID MASONRY DETACHED

Maximum size cannot exceed 720 square feet and length or width shall not exceed 34 feet in any elevation. Engineered grading plans may be required. Attached open patios which have roof coverage shall be included in the 720 square foot maximum area.

A detached garage must be placed a minimum of ten (10) feet to the rear of the residence as sighted across the driveway, and a minimum of five (5) feet from the rear lot line, and a minimum of five (5) feet from the side lot line. No portion of the structure, including roof overhang or eave shall project into or over any dedicated easement. On the survey, please draw the garage dimensions and show distance from the garage to the side and rear lot lines.

Total height of a pitched roof garage shall not exceed nine (9) feet at the eaves and eighteen (18) feet at the roof peak when measured from the finished floor. Total height of a flat roofed garage shall not exceed twelve (12) feet measured from the finished floor to the highest point of the parapet, fascia, roof surface, or any other portion of the structure.

Comply with construction requirements for one-story dwellings with the following exceptions:

- Footing, minimum size 10" deep by 20" wide. Bottom of footing shall be a minimum 3'6" below finished grade. Foundation walls to be formed both sides, minimum 8" thick poured concrete.
- For solid brick, top of concrete foundation shall be not less than 4" above finished grade.

- Framing shall conform to the following:
 - ❖ Rafters shall be designed for snow loading 30 p.s.f. per IRC Table R802.4.1. (3)
 - ❖ Ceiling joist shall be designed per IRC Table R802.5.1 (2)
 - ❖ Double plates required on garages with min. 6" lap.
 - ❖ Ridge beam required one size larger than rafters.
 - ❖ 2 x 6 collar ties @ 48" o.c.
- Steel angle lintels shall be A36 grade steel.
 - ❖ 3 1/2" x 3 1/2" x 5/16" angle up to 48" openings
 - ❖ 4" x 3 1/2" x 5/16" long leg vertical up to 72" openings
 - ❖ 5" x 3 1/2" x 5/16" long leg vertical up to 96" openings
- Min. 4" bearing end side of opening.

Floors:

- Remove all top soil, loose fill and organic matter under entire area of garage including foundations.
- Install not less than four (4) inches layer of well compacted gravel, crushed stone, or sand.
- Install not less than five (5) inches of concrete (minimum six (6) bag mix), reinforced with
 - ❖ Wire mesh complying with ASTM A-185; minimum size W.W.F 6 x 6 x 10/10. Wire mesh shall be in the middle 1/3 of slab thickness.
 - ❖ Fiber mesh admixture. Supplier mix ticket shall be submitted to Village prior to Final inspection.
 - ❖ #4 rebars @ 18" o.c. each way set rebar chairs or **CONCRETE** brick.
- Pitch floor to doors, to drain efficiently.

Electrical:

- Private or residential garages shall have a minimum of one (1) ceiling light, one (1) switch and one (1) GFIC receptacle (any additional receptacles must be GFIC). The garage or building shall be on a separate circuit.
- The electrical feeder or branch circuit to garage shall be underground (in threaded galvanized conduit not less than 6 inches below finished grade). If PVC conduit is used, a non-current carrying bonding conductor shall be connected between the supply cabinet and the first junction box in the garage. It shall not be less than 18 inches below grade. Conduit and/or cable run underground shall not be covered until inspected and approved by the electrical inspector. Bushings shall be used at the conduit end where the cable enters or exits the conduit.
- Electro Metallic Tubing is prohibited when located exposed to weather condition, encased in concrete or installed below grade.

ATTACHED / BUILT-IN GARAGE

Comply with construction requirements for one-story dwellings with the following exceptions:

Floors:

- Remove all topsoil, loose fill and organic matter under entire area of garage including foundations.

- Install not less than four (4) inches layer of well compacted gravel, crushed stone, or sand.
- Install not less than five (5) inches of concrete (minimum six (6) bag mix), reinforced with
 - ❖ Wire mesh complying with ASTM A-185; minimum size W.W.F 6 x 6 x 10/10. Wire mesh shall be in the middle 1/3 of slab thickness.
 - ❖ Fiber mesh admixture. Supplier mix ticket shall be submitted to Village prior to Final inspection.
 - ❖ #4 rebars @ 18" o.c. each way set rebar chairs or **CONCRETE** brick.
- Pitch floor to doors, to drain efficiently.

Doors:

- If door opening occurs between garage and dwelling, provide 4 inch curb at the service door, or construct garage floor 4 inches lower than adjoining floor. There shall be no open stair leading from a garage to a basement or floor of the house lower than the garage floor. A communicating door between garage and residence shall not be considered as a required means of egress from the residence. Also, refer to Section 204, A-5.
- Overhead door heights are 6' 6" minimum - 10' maximum
- Service door height is 6' 8" minimum – 8' maximum

Installation of house heating unit or other fuel-burning appliance in garage space not permitted.

Wood frame walls and doors common to dwelling and garage to be one-hour fire rated construction. A one-hour fire rated bulkhead shall be established in the attic space directly above the one hour rated garage wall and it shall be continuous from the fire rated wall to the roof deck. Where rooms occur over the garage area, ceilings are required to be double layer of 5/8 inch Type X drywall and all walls shall be one-hour fire rated construction. The door opening protectives shall be minimum 1 3/4 inch solid core wood doors or approved equivalent with hollow metal or solid rabbeted wood frames, an approved closer, and approved latching type hardware. Frames shall be properly fire-stopped between rough framing and back face of frame.

Hot air heat duct openings shall be a minimum of four (4) feet above floor of garage with a fusible link fire damper. Cold air returns are not permitted.

Electrical:

- Private or residential garages shall have a minimum of one (1) ceiling light, one (1) switch and one (1) GFIC receptacle (any additional receptacles must be GFIC). The garage or building shall be on a separate circuit.
- The electrical feeder or branch circuit to garage shall be underground (in threaded galvanized conduit not less than 6 inches below finished grade). If PVC conduit is used, a non-current carrying bonding conductor shall be connected between the supply cabinet and the first junction box in the garage. It shall not be less than 18 inches below grade. Conduit and/or cable run underground shall not be covered until inspected and approved by the electrical inspector. Bushings shall be used at the conduit end where the cable enters or exits the conduit.
- Electro Metallic Tubing is prohibited when located exposed to weather condition, encased in concrete or installed below grade.

If you have any questions, please contact the Community Development Department at (708) 444-5100.