

Garage Construction
Requirements



Building Standards Department
111 N. Michigan AV, Bradley, IL 60915
Phone 815-933-5008 Fax 815-933-5068

1. **LOT REQUIREMENTS:** The accessory structure (garage) shall be located on the same lot as the principal structure. Shall not be placed closer than 6 feet from any existing structure and 10 feet from the principal structure. A minimum setback of 5 feet from side and rear yard property lines is required. No accessory structure shall encroach upon the front yard of a lot, the side yard of a lot, the side yard of a corner lot which is adjacent to the street, upon that side yard of a reversed corner lot which is adjacent to the street nor upon the rear yard of a through lot. A maximum overhang of 16 inches is allowed into setback areas. Please contact the Building Standards Department regarding maximum accessory structure size and open space zoning requirements.
2. **HEIGHT REQUIREMENT:** No accessory structure shall exceed a height of 14 feet from the ground to the top of the ridge board.
3. **PLANS and SPECIFICATIONS:** The owner or general contractor shall provide the Village of Bradley with 2 copies of a Plat of Survey showing the exact location of the accessory structure and detailed drawings of the accessory structure.
4. **FIRE RATING ON ATTACHED GARAGES:** All attached garages shall have a one-hour fire rated wall separating the garage from the dwelling. The door between the house and garage is to be fire rated, self closing and self latching. Per Bradley ordinance a heat detector is required to be installed and interconnected with the smoke alarms.
5. **FLOORS and FOOTINGS:**

Detached garages using a typical monolithic pour: Black dirt shall be dug out a minimum of 9 inches. Stone shall not be placed on any black dirt. Stone shall be placed on virgin clay. The first inspection shall be before the stone mix is installed, but after the removal of the black dirt. A second inspection shall be made after a minimum of 4 inches of stone mix is installed and compacted. All detached garage floor slabs shall be a minimum of 4 inches thick, 5 bag mix concrete (minimum) laid over tamped stone and have 12X18 inch turned down footings laid over undisturbed soil or tamped stone. Slabs shall have 6X6 inch wire welded mesh installed or fiberglass added to the mix.

Attached garage: The slab requirements for detached garages shall also apply for attached garages. However, the attached garage shall have a foundation with a 10X20 inch wide footing poured on undisturbed soil and below the frost line which is 42 inches. The foundation wall thickness is dependent upon the type of construction.
6. **WALLS:** All walls shall be constructed with 2x4's placed 16 inches on center and shall be a minimum grade of #2 SPF, standard or better stud grade lumber. Floor plates shall be a minimum of 2" nominal treated lumber and bolted down by ½" bolts 6' on center and located a minimum of 12 inches from each end/corner. Top plates shall be 2" nominal lumber doubled with overlapping corners. All walls shall be covered with a minimum ½" sheathing material before applying the finished product.
7. **SWAY BRACING:** All walls shall have proper sway bracing at each corner consisting of 1x4's notched into the studs, ½" plywood or equal, or metal tee bracing cut into the studs.
8. **HEADERS:**
 - A. Window and service door headers shall be a minimum of two 2x10's with ½" spacing material nailed between them. Structural glued laminated beams are also acceptable, or a solid 3-½"X10" laminated beam.

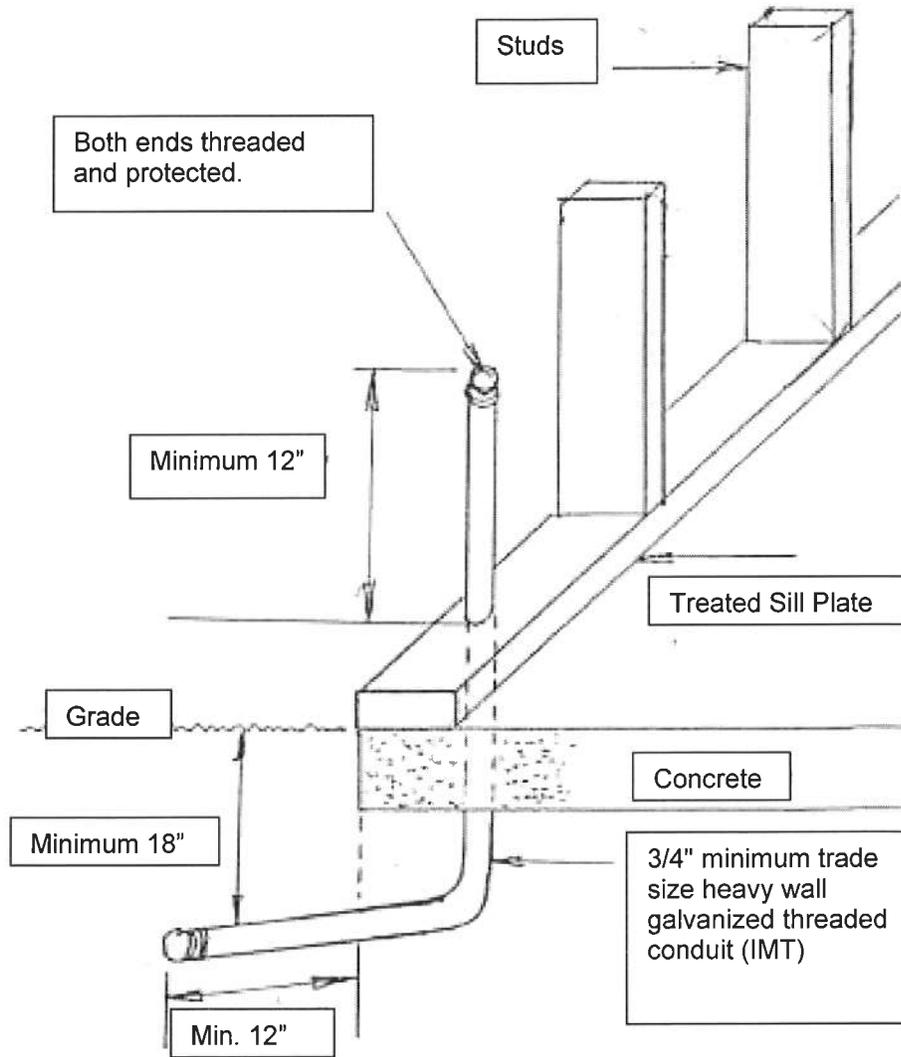
- B. Overhead garage door headers shall be a minimum of two 2x12's with 1/2" solid plywood or equal bolted together with 3/8" bolts top and bottom placed 24 inches on center with double cripple studs at each end.
Option: Two 1-3/4"x12" structural glued laminated beams bolted together with 3/8" bolts top and bottom at 24 inches on center, or a single 3- 1/2"x12" glued laminated beam with doubled cripples on each side, or install a 1/2" steel plate at least 8 inches wide bolted in between the header with 3/8" bolts top and bottom at 24 inches on center.
9. **CEILING JOIST/WALL TIES:** Ceiling joist shall be spaced no more than 24" on center and sized for the span. 2X6" wall ties shall be every 4' maximum. A 2" nominal stiff back/whaler perpendicular to the wall ties from front to back shall also be installed. Ceiling joist and wall ties and walers are to be through bolted to the rafters with two 3/8" bolts.
10. **ROOF RAFTERS or TRUSSES:** Roofs shall be framed with a minimum of 2X6" rafters at 24 inches on center. The hips and/or ridge board shall be a minimum of 2X8" material or one size larger than the rafters. Trusses shall be strapped/tied to the walls in order to prevent uplift.
11. **ROOF COVERING:** Roofs shall be sheathed with a minimum of 1/2" plywood or equal, covered with 15# felt paper and a minimum 20 year shingle. Flat roofs shall be covered with a bituminous material and applied according to the manufacture's recommendations. Rolled roofing is not permitted.
12. **ELECTRICAL REQUIREMENTS:**
- A. All garage wiring shall be installed in rigid conduit, electrical metallic tubing (EMT) or surface metal raceways. Greenfield may be used for a flexible connection not exceeding 6' in length.
- B. The service minimum amperage is 20 amps. Garages shall be wired and have a minimum of one ceiling light and 1 wall receptacle. Two car garages shall have a minimum of two ceiling lights (one over each bay) and 2 wall receptacles on opposite walls. All wall receptacles shall be of a grounding type (GFCI). A single gang receptacle shall be installed for the overhead garage door opener.
- C. Underground conduits shall be heavy wall galvanized threaded conduit of 3/4" trade size or PVC provided with heavy wall galvanized threaded conduit of 3/4" trade size installed for elbows and above grade. All piping shall be buried no less than 18 inches below finished grade. The trench for the underground must be inspected prior to burial. The portion of conduit above the slab shall be no less than 12 inches above the sill plate.

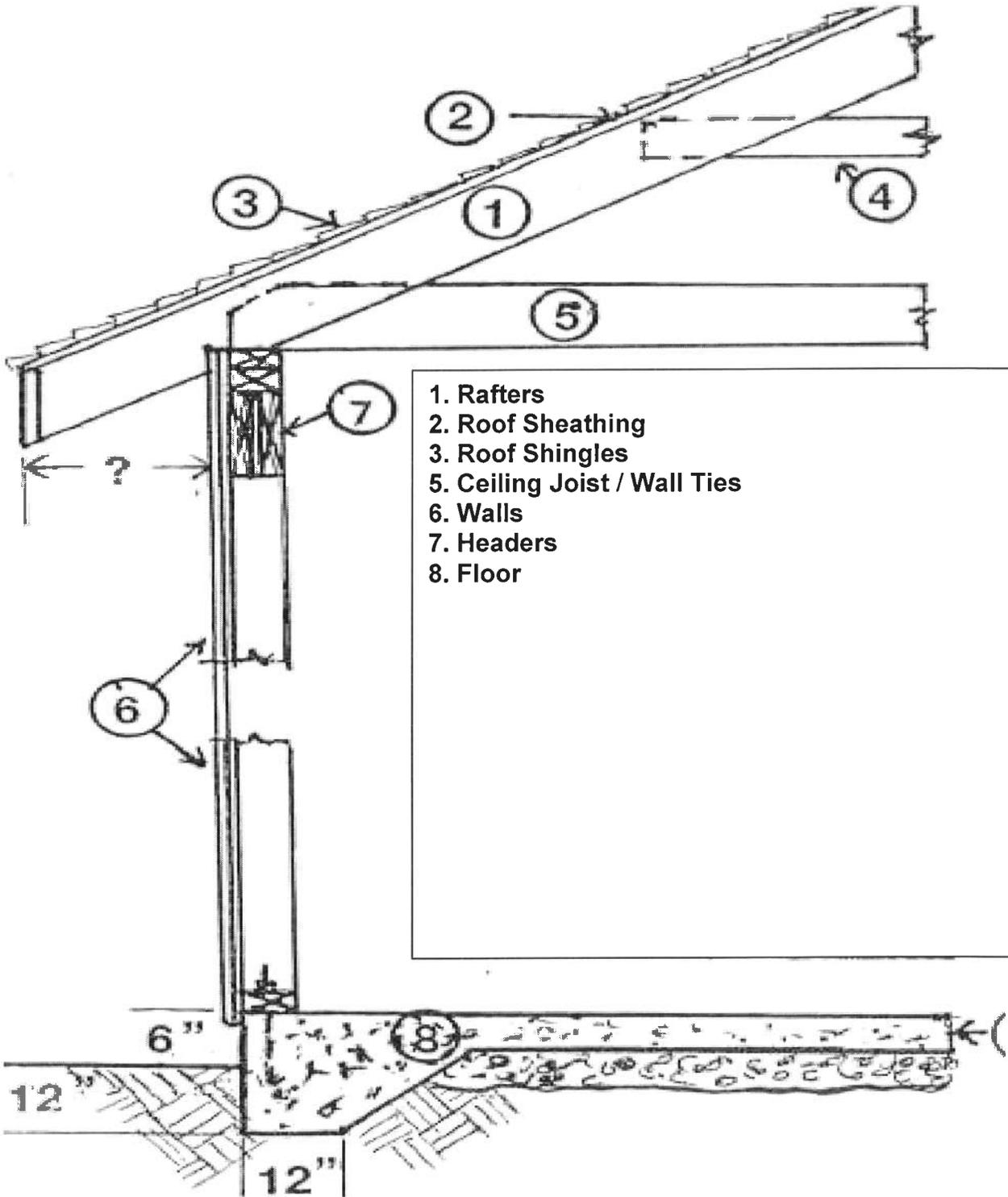
REQUIRED INSPECTIONS:

1. 24 hour notice shall be given for any inspection.
2. Formed and ready to pour for concrete. Stone installed for asphalt driveways.
3. Framing
4. Electrical – underground before burial
5. Final inspection.



GARAGE DRAWINGS FOR REFERENCE





**General Permit
Application**



Building Standards Department
111 N. Michigan AV, Bradley, IL 60915
Phone 815-933-5008 Fax 815-933-5068

PERMIT# _____

Construction Address: _____ Construction Cost: _____

Property Owner: _____ Phone: _____

Property Owner Address: _____

City/ST: _____ Zip: _____

Applicant/Contractor Name: _____

Phone: _____ Contractor Address: _____

Brief Job Description: _____

I hereby declare that all statements are true to the best of my knowledge and belief. It is my understanding that no error or omission in either the specifications, plans, survey or application, whether said plans or application has been permitted, shall permit or relieve the applicant, from having all work completed in any other manner than that allowed by the Village of Bradley Codes and Ordinances and the Statutes of the State of Illinois.

I hereby authorize the applicant and those listed on the contractors list, to perform any/all work necessary to complete the requirements of this permit.

Signature of Owner: _____ Date: _____

OR

Signature of Applicant: _____ Date: _____

All trades and contractors shall be licensed in the county. Contractor(s) who performed the work shall be present for all inspections. No work shall be started until the permit application has been approved and the permit card is posted on the property in plain view from the street.

PERMIT EXPIRES SIX (6) MONTHS AFTER DATE OF ISSUANCE

OFFICE USE ONLY

ITEM	DATE FORM GIVEN	DATE RECEIVED	DATE APPROVED
Plans (2 Sets Required)			
Plot Plan			
Plan Review Sheet			
Energy Code Checklist			
Contractor List			
Copy of Recorded Deed			
Zoning Of Property			

Approved By: _____ Date: _____

Permit Fee: _____ Date Paid: _____ Cash Charge Check#: _____

Contractor List



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Construction Address: _____ Permit # _____

All trades and contractors shall be licensed in Kankakee County. No work shall be started until the permit application has been approved and the permit card is posted on the property in plain view. Contractor(s) who performed the work shall be present for all inspections.

General: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Contact: _____ Cell Phone: _____ E-mail: _____

Excavator: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Contact: _____ Cell Phone: _____ E-mail: _____

Concrete: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Contact: _____ Cell Phone: _____ E-mail: _____

Carpenter: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Contact: _____ Cell Phone: _____ E-mail: _____

Roofer: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Contact: _____ Cell Phone: _____ E-mail: _____

Plumber: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Contact: _____ Cell Phone: _____ E-mail: _____

Hvac: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Contact: _____ Cell Phone: _____ E-mail: _____

Electrical: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Contact: _____ Cell Phone: _____ E-mail: _____