



## **RESIDENTIAL GARAGES AND ACCESSORY STRUCTURES**

### **BUILDING INSPECTIONS DIVISION 217/424-2787**

#### **I. General Information and Requirements**

- A. There must be a main residential building on the property before a garage/accessory building is allowed. Attached garages, decks and porches are considered as part of the main residential structure and shall comply with the setback requirements of the property's zoning district.
- B. A building permit for a garage or an accessory structure is required when the building is larger than 100 square feet in floor area.
- C. The owner of the property shall assume the responsibility for locating underground utilities, property lines and any easements that may be assigned to the property. To locate underground utilities such as gas, electric, and phone lines, call JULIE @ 1-800-892-0123 and for water line location, call the city water department @ 217/875-5705.

#### **II. Location on the Lot (See Figure #1)**

- A. A site location map, which is located in this brochure shall be filled out in full. **You must also present a copy of the recorded subdivision plat which can be obtained from the Macon County recorder's office at 141 S Main St., Decatur, IL 62523.** All existing buildings and the proposed new building shall be shown. The size of all buildings and their distance from property lines and other buildings should be indicated. Any overhead power lines on the property must be shown.
- B. The combined square footage of the new building and all other accessory buildings on the property shall not exceed the square footage footprint of the main residential building, minus any attached garage. An enclosed deck or a porch attached to the main residential building is considered as a part of that buildings square footage area. The combination of all the existing and new buildings within a rear yard shall not cover more than 30% of the total rear yard area.
- C. A detached building, regardless of size, must be a minimum of 3 feet from the rear and side property lines and a minimum of 8 feet from the residence including attached decks or porches. It shall not occupy any space required by the zoning code for a front yard setback. If a property is a corner lot, then both street sides are considered front yards and both require a front yard setback. Structures cannot be built over any easement.
- D. If electrical service lines cross over the roof of the proposed new building, there shall be a minimum clearance of 3 feet from the roof to the power line. If applicable, the utility company is to be contacted so proper clearance can be provided. There shall be no structures built under high voltage power lines.
- E. Any driveway constructed to serve as access to these new structures must be paved with an improved surface (asphalt or concrete)

*Any and all deviations of the zoning rules, must be given a variance by the City Zoning Board of Appeals.*

#### **IV. Inspection Process**

- A. It is the responsibility of the contractor/homeowner to call for all required inspections.
- B. An inspection should be called for after excavation is done and **before** any construction of the foundation/floor can proceed to check for compliance of the location of the structure and the depth of the foundation/floor. A framing inspection is required before any work is concealed by insulation or interior finish. Any applicable plumbing, electrical or mechanical inspections shall also be done before the work is concealed. A final inspection of all trades (as applicable) is required after all work is completed so the permit can be given a final for occupancy of the building.
- C. Inspections requests should be called in 24 hours prior to the needed inspection. Inspection hours are 8:30 a.m. to 4 p.m. M-F.

#### **V. Permit Fees**

For an unfinished garage/accessory building the fee is \$0.15 per square foot and for a finished building the fee is \$0.25 per square foot with a minimum fee of \$50 being assessed.

#### **VI. Contacts**

Any questions regarding garage/accessory building permits and construction can be answered by calling the Inspections Division at 217/424-2787 between the hours of 8:00 a.m. to 5 p.m. Monday through Friday.

**NOTE:** This information pamphlet is not intended to contain all the information you may need for your particular project, but is only a guideline.

- D. The wood sill plate that is on a concrete or masonry foundation/slab that is in direct contact with the ground shall be of treated lumber or naturally decay resistant lumber. Any other part of the wood structure that is within 8 inches or less from grade shall also be of treated lumber. Wood exterior sheathing that is 6 inches or less from grade, shall also be of treated materials. All other construction including framing shall conform to the current residential code enforced by the City.
- E. When electrical, gas or plumbing is installed underground and penetrates the floor, they shall be sleeved to allow movement of the floor. Any work done for electrical, plumbing and mechanical systems shall be performed by properly licensed contractors.
- F. All 125 volt, 15 or 20 ampere receptacles within buildings shall be protected by ground-fault circuit protection for personnel except:
  - i. receptacles that are not readily accessible in reach
  - ii. receptacles for permanent appliances occupying a dedicated space.

Any electrical, plumbing and mechanical permits (if applicable) are required for any work done in these areas and is not considered as part of the building permit unless it is specified on the building permit application with the appropriate paperwork on file. Wiring may be done by the homeowner/occupant, after the homeowner passes an electrical exam given by the city.

*Any and all deviations of the building construction codes, must be given a variance by the City Construction and Housing Board of Appeals.*

### **III. Construction Requirements (See Figure #2)**

- A. All new buildings shall be in compliance with the current residential code enforced by the City. Attached garages shall be fire separated from the main residential building.
- B. All garages shall have an all weather hard floor consisting of noncombustible material and be a minimum of 3 ½ inches thick. Attached garages are required to have footings of concrete or masonry that extend to the frost line depth of 36 inches below grade. Detached garages/accessory buildings are allowed to be erected on a floating slab with thickened edges.
- C. All vegetation shall be removed from the footing/floor surface area. Floating slabs shall be thickened to a depth of 4 to 6 inches below final grade on all sides and the void area under the slab should be filled with sand or gravel. Footings and the thickened sections of floating slabs shall be on undisturbed soil. A wire mesh mat shall be placed mid depth in the slab and turned down at the thickened sides. A garage floor should be smooth and should slope to the door or a floor drain connected to the sanitary sewer.
- D. Anchor bolts of a minimum ½ inch in diameter and embedded a minimum of 7 inches into the footing/slab shall be spaced a maximum of 6 feet on center and 1 foot from the sill plate ends and building corners. Approved anchor straps may be used in place of anchor bolts.

