

**City of Elmhurst**  
**Minimum Construction Requirements for:**  
**A Typical Detached Frame Garage**

**Planning**

**Area of Private Garages** The floor area of private detached garages shall not exceed 720 sq. ft.  
**Setback requirements** will vary with lot zoning. Check with the City for requirements.  
**Drainage.** If downspouts are planned they shall discharge onto your own property. Garages shall be built at existing grade and it shall not be elevated unless permission is received from City Engineer.  
**Topographic Survey and Grading Plan shall be required for all additions and garages.** (detailed information available)  
 The **side walls** of a private garage shall not exceed 10' in height and the highest point of the roof shall not be more than 21' above the finished grade.  
 In a private garage having a **storage space** above the main story, such storage space shall contain no more than 50% of the cubic volume of the main story. (graphic information available)

**Roof**

240# Shingles Class A fire rated, over 15# bldg. felt on 5/8" plywood roof sheathing. (Particle board and OSB are not permitted for roof sheathing.)  
 2 x 8 ridge board (min.) w/2 x 6 rafters @ 16" O.C. ) Provide span tables used to determine grade, species and span.  
 2 x 6 collar ties @ 4' O.C. and 2 x 6 cross ties @ 4' O.C. )

**Walls**

**Double Top Plate (2 - 2 x 4's) Triple Corners (3 - 2 x 4's) All Framing 16" O.C.**  
 1 x 4 sway braces, "let in" plate to plate on outside of studs or full sheet 1/2" plywood at corners (particle board is not permitted for corner bracing).  
 1/2" wall sheathing on 2 x 4 studs 16" O.C. (Particle board is not permitted for sheathing).  
 Single bottom plate - 2 x 4 **Treated Lumber** (min).  
 Siding (wood, metal, vinyl) over 15# building felt or building wrap when applicable.  
 Double 2 x 8 headers over windows (min)  
 Double 2 x 6 over service door (min)  
 Double 2 x 4 under window - @ sill  
 Double 2 x 12 w/ 1/2" plywood flitch plate @ overhead door(s) 7'-0" to 9'-0" wide.  
 Double 2 x 12 w/1/8" steel flitch plate @ overhead doors greater than 9'-0" wide.  
 LVL or microlans may be utilized as designed by an architect.

**Concrete**

Concrete slab with grade beam shall be a monolithic pour (see figure). Concrete slab shall be a 6 bag mix, 5" thick with 6" x 6" w2.1 x w2.1 W.W.F. on 5" gravel. (Remove sod and other organic material before placing grade. An inspection of the "prep area" before the gravel is placed shall be required.) Provide 1/2" diam. X 10" long anchor bolts at 4'-0" O.C., also locate the anchor bolts 1'-0" from each corner (both directions). If clay is not found when digging the perimeter footing, then provide 8" diameter post holes on 5' centers around outside perimeter down to clay. (All extra fill and vegetation to be removed from the site and properly disposed of.)

**Electrical**

Electric conduit through the garage slab and into the house must be rigid metal. Conduit from the house to the garage may be rigid metal 6" deep, PVC 18" deep, or underground cable 24" deep. All garages shall have a minimum of two (2) wall outlet receptacles plus one (1) additional outlet in the ceiling for each overhead garage door. All wall outlets in the garage shall be GFCI protected. At least one (1) ceiling light is required for each bay, plus one (1) outside light at each exterior service door and one (1) light on each side of the overhead doors.

Contractor must make application for building permit. All contractors must be bonded and registered with the City.

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Building/minimum cons req for detached garage

