



**CITY OF ELMHURST**

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Address: \_\_\_\_\_ Permit No.: \_\_\_\_\_

**Plan Review Detached Garages & Sheds / 2014**

*Attn: All Architects and Contractors*

The items listed below are required by the City of Elmhurst to be shown on the construction documents.

	Item	Approved	Disapproved	Description
<b>Sec 1</b>	<b>Zoning</b>			<i>All should be property line to eave</i>
<b>A</b>	Floor Area			720 sf. Max. 10' min. separation from other structures
<b>B</b>	Side Yard			5' min. to eave, or 10% of lot width in R-1 zoning dist. Unless entire structure is located on rear 25% of lot, then 5' req'd.
<b>C</b>	Rear Yard			5' min. to eave
<b>D</b>	Corner/side			15'-0" in R-1 and 10'-0" in R-2 but no closer than main struct.
<b>E</b>	Building Height			21' max (shown on elevation)
<b>G</b>	Eaves			Indicate on drawings
<b>H</b>	Attic Volume			50% of first floor volume max.
<b>Sec 2</b>	<b>Concrete</b>			
<b>A</b>	Depth			12" deep for grade beam / 48"X10" wide for masonry walls
<b>B</b>	Width			12" min.
<b>C</b>	Rebar size			(2) #5 bars cont.
<b>D</b>	Above Grade			6" min. 8" max.
<b>E</b>	Garage floor thickness			5" minimum (3 #52a)
<b>F</b>	Gravel thickness			5" min – garage and basement (3#52a,b)
<b>G</b>	Wire mesh			6x6 w2.1 x w2.1 wwm, (6X6 W8/8 WWM)
<b>H</b>	Anchors			10" long X 1/2" diam. At 48" oc.
<b>Sec 3</b>	<b>Walls</b>			
<b>A</b>	Spacing Stud			16" O.C. (3 #12a) Bridging req'd for walls over 10'-0" high
<b>B</b>	Size			2 x 4 or 2 x 6 Triple studs at corners
<b>C</b>	Top Plate			Double PL overlap corners
<b>D</b>	Headers			Size must be on plans (IRC R602.7.1)
<b>E</b>	Wall Sheathing			1/2" Plywood or OSB minimum (entire envelope) (3 #12e)
<b>F</b>	Triple Corners			Wall Bracing to comply with IRC R602.10
<b>Sec 4</b>	<b>Ceiling</b>			<i>LL = 10 psf w/o storage LL = 20 psf w/ storage + 10 psf dl.min.</i>
<b>A</b>	Spacing			16" O.C. (3 #12a)
<b>B</b>	Species			} All must be on plans – IRC R802.4(1-2)
<b>C</b>	Grade			
<b>D</b>	Span			
<b>E</b>	Size			
<b>F</b>	Attic access			(30" x 30" minimum) w/light (Tab 3 #36)
<b>Sec 5</b>	<b>Roof</b>			
<b>A</b>	Shingles			240 lb. min.
<b>B</b>	Felt			15 lb. min.
<b>C</b>	Sheathing			5/8" Ext. Grade Plywood (No OSB or Particle Board)
<b>D</b>	Ridge Board			Equal in size to end cuts of rafters
<b>E</b>	Rafters			Per IRC span tables based on species and grade
<b>F</b>	Collar Ties			2x6 min. at 48" oc.
<b>Sec 6</b>	<b>Electrical</b>			
<b>A</b>	Service size:			
<b>B</b>	GFCI outlets			(6 #6) (3#13e) min. 2 req'd
<b>C</b>	Attic light			(3 #36) IRC R-305.1.3
<b>D</b>	Light in Garage			1 per bay required
<b>E</b>	Light at Service Door			1 required
<b>F</b>	Exterior Lights			1 required ea. side of overhead door.

*In order for your plans to be reviewed, all plan submittal requirements must be clearly indicated on the drawings. Information that does not pertain to this specific product needs to be deleted and omitted.*

Minimum construction req's attached:  Review By: \_\_\_\_\_  
 Comments: \_\_\_\_\_