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

- Date of Application
- Name of Owner of Property and Phone Number
- Project Address
- Cost of Project
- Real Estate Tax ID Number (found on Real Estate Tax Bill)
- 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

### **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 and draw the distance from the garage to the side and rear lot lines.

### **Fee**

Garage permit fee: 1.5% of the project cost with minimum of a \$25 permit fee. The bond shall be 3 times the calculated permit fee a minimum of \$50.00. An electric permit fee for a garage shall be \$40.00. The inspection fee shall be \$50 per inspection. Payment is not required until the permit is picked-up at the Clerk's Office.

### **Inspections**

**Pre-pour inspection is required after framing but before concrete is poured and a final inspection when the project is complete. Electric- underground inspection is needed before trench is backfilled and final inspection when the project is complete.**

### **Permit Issuance**

Permits take approximately **three to five business days** to process. The Building Department will notify the property owner by telephone when the permit is ready. All permits to be picked-up at the Village Clerk's Office.

### **Contractor's**

All contractors doing work in the Village of Worth must be licensed and bonded with Village prior to starting work. Permits will not be issued unless all contractors noted on the permit are licensed and bonded.

### **Property Owner**

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.

## A. General

1. 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.

### 2. Floors

- a. Remove all topsoil, loose fill and organic matter under entire area of garage including foundations.
- b. There must be a concrete floor at least 4 inches thick over at least 4 inches of stone, wire reinforced.
- c. Pitch floors to doors, so as to drain efficiently.

## B. Attached and Built-In Garages

1. Construction, and foundation, and all footings, same as required for the dwelling.
2. Installation of house heating unit or other fuel-burning appliance in garage space is not permitted.
3. 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, ceiling 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 rabbet wood frames, an approved closer, and approved latching type hardware. Frames shall be properly fire stopped between rough framing and back face of frame.
4. 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.
5. 48"x 8" formed or trenched foundation. Trenched foundations must have belled out bottom 16"s.

## C. One-story frame detached garages.

1. Maximum size cannot exceed 768 square feet on a R-1 zoned lot and 720 square feet on a R-2 zoned lot. The maximum size for any wall is 34 feet in length.
2. No private garage shall be erected nor shall any existing private garage be expanded to have any sidewall height exceeding nine feet (9') nor an overall height exceeding sixteen feet (16').
3. Comply with construction requirements for one-story dwellings with the following exceptions:

- a. Four (4) inch concrete floor on a minimum of four (4) inches of crushed stone, poured monolithically, with a minimum twenty (20) inches deep outer edge, a width of ten (12) inches around perimeter of building.
  - b. The walls must be 16 inches on center 2"x 4"s, with a maximum height of 9 feet.
  - c. Roof rafter must be sixteen (16) inches on center 2"x 6"s, with a two inch by eight (2x8) inch ridge and hips and five-eighths (5/8) CDX plywood sheathing.
  - d. The ceiling joists must be 48 inches on center, 2"x6"s, bolted.
  - e. There must be 3 full width of garage, 2"x12" bolted headers over the overhead door.
  - f. No Fuel burning device shall be installed in any garage, unless AGA approved, vented, gas fired, with sealed combustion chamber.
4. Materials for roof construction must be either asphalt shingles, or may match roofing used on an existing dwelling located on the same lot as the new detached structure.

#### **D. One story solid masonry detached garages**

1. Comply with construction requirements for one-story dwellings with the following exceptions:
  - a. Foundation must be eight (8) inches wide and forty-eight (48) inches deep formed or trenched.
  - b. Trenched foundations must have belled out bottom sixteen (16) inches.
  - c. Concrete floor at least four (4) inches thick over at least four (4) inches of stone, wire reinforced.
  - d. Roof rafters must be sixteen (16) inches on center, 2"x6"s, with a two inch by eight (2x8) inch ridge and hips and five-eighths (5/8) CDX plywood sheathing.
  - e. Ceiling joists must be forty-eight inches (48") on center, 2" x 8"s, bolted.
  - f. There must be a steel header over the overhead door.

#### **E. Additions to existing garage**

1. All additions to existing garages must have a foundation which conforms to the foundation of the existing garage, and also be a minimum of 12" wide and 20" deep and tied in with reinforcement rods. These rods must extend into the existing foundation to a depth of no less than 6" and will protrude out into the new foundation a distance of no less than 18". These reinforcement rods must be spaced at 18" intervals.
2. Additions to garages made from "floating slab" foundations are not permitted. Rooflines must follow the existing rooflines, so that the finished addition to the garage will be beneath one roof. Before the issuance of a garage foundation permit, the village inspector must inspect the foundation of the existing garage.

**Electrical:**

- A. Private or residential garages shall have not less than one (1) ceiling light, one (1) switch and one (1) receptacle. The garage or building shall be on a separate circuit.
- B. The electrical feeder or branch circuit to garage shall be underground (in threaded galvanized conduit not less than 6'' below finished grade). Conduit run underground shall not be covered until inspected and approved by the electrical inspector.

If you have any further questions, please contact the building department at 708-923-7507.