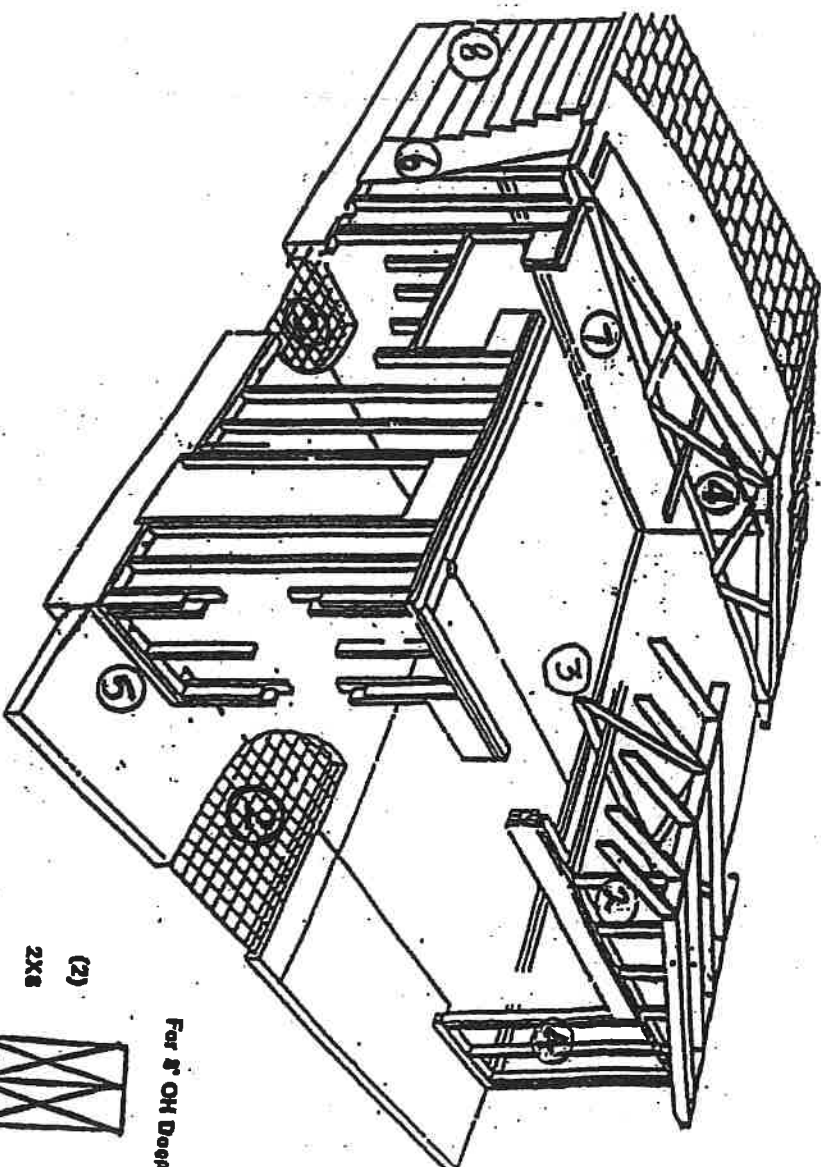


GARAGE DETAILS

1. All detached accessory buildings shall be separated from any principal building by at least 6 feet. (Zion Municipal Code 102-152 (3)(D))
All attached garages and garages within 10 feet of the principal structure shall have walls, partitions, and ceiling constructed with one layer of fire resistant material (5/8-inch gypsum board or equivalent) and shall be fire tape. No accessory use shall be established or erected prior to the establishment or erection of the principal use to which it is accessory. (Zion Municipal Code 102-152(4))
2. SEE OTHER SIDE FOR CONCRETE DETAILS.
3. 2" X 6" collar tie, maximum 4' on center, use with rafters.
4. 2" x 4", 16 inch on center, minimum.
5. Treated lumber for plate.
6. Minimum 1/2" sheathing on walls, if required.
7. 24' span & over will requires 2" X 8" rafters, minimum, 16' on center with 1/2" or 15/32" sheathing, staggered joint, 24" on center with 5/8" or 19/32" sheathing.
8. Siding.
9. ELECTRICAL REQUIREMENTS ON BACK PAGE.

Note:

No accessory structure shall exceed 18' from grade; and in no case taller than the principal structure.
Contact J.U.L.I.E. @ 811 to locate utilities.
No garage slab may be built over a gas line. Gas line location must be shown on plat of survey in order to obtain permit.

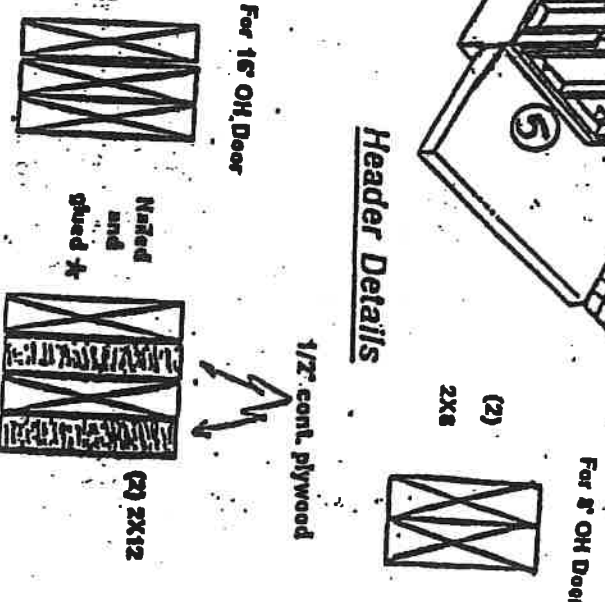


CORNER AND PARTITION POSTS



Note: A metal steel wall/partition intersection backing shall be permitted to be omitted through the use of wood backing, steel drywall clips or other approved devices that will serve as adequate backing for the facing materials.

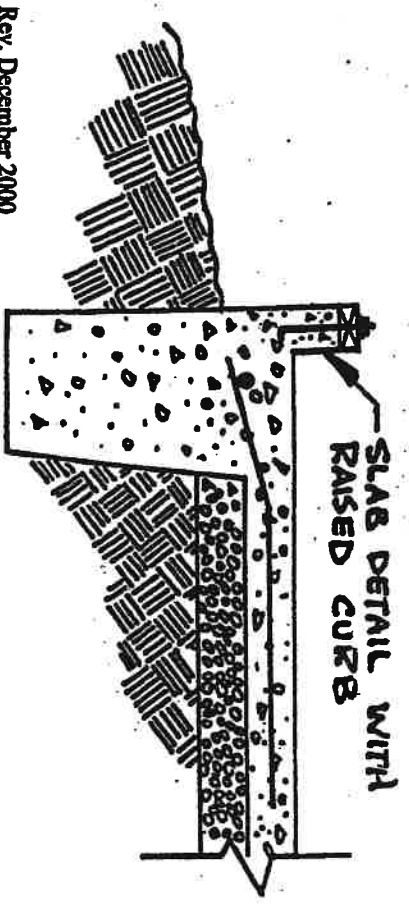
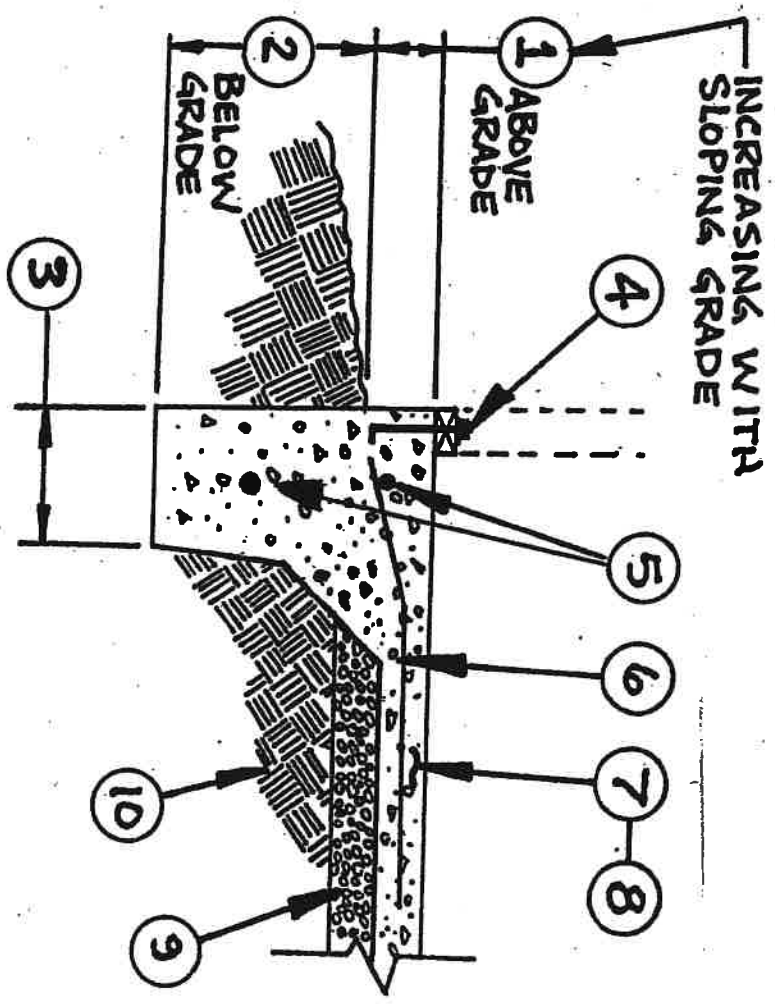
Header Details



DETACHED GARAGE CONCRETE DETAILS

INSPECTION REQUIRED PRIOR TO ANY CONCRETE POUR.

1. Minimum 6" above grade. (This dimension will increase with sloping grade.)
2. Minimum 18" below grade on all sides.
3. Minimum 12" at bottom, on undisturbed soil.
4. 1/2" diameter, minimum 7" anchor bolts 6'-0" on center. One at each side of doors and one at each side of corners.
5. Minimum of one #5 rebar or two #4 rebar continuous around garage footing. Ends of rebar must overlap 2' and be tied.
6. 6" x 6" #10 welded wire mesh, 8" overlap and tied. (Fiber mesh concrete alone is not permitted.)
7. Minimum 4" of concrete.
8. 2" pitch from rear to overhead door opening. * Floor drain is permitted if less than 4 vehicle bays and less than 900 square feet of floor area. (IL Plumbing Code 8890-520)
9. Minimum 4" granular fill compacted.
10. Remove all organic soil under concrete slab.



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DETACHED GARAGE PLACEMENT

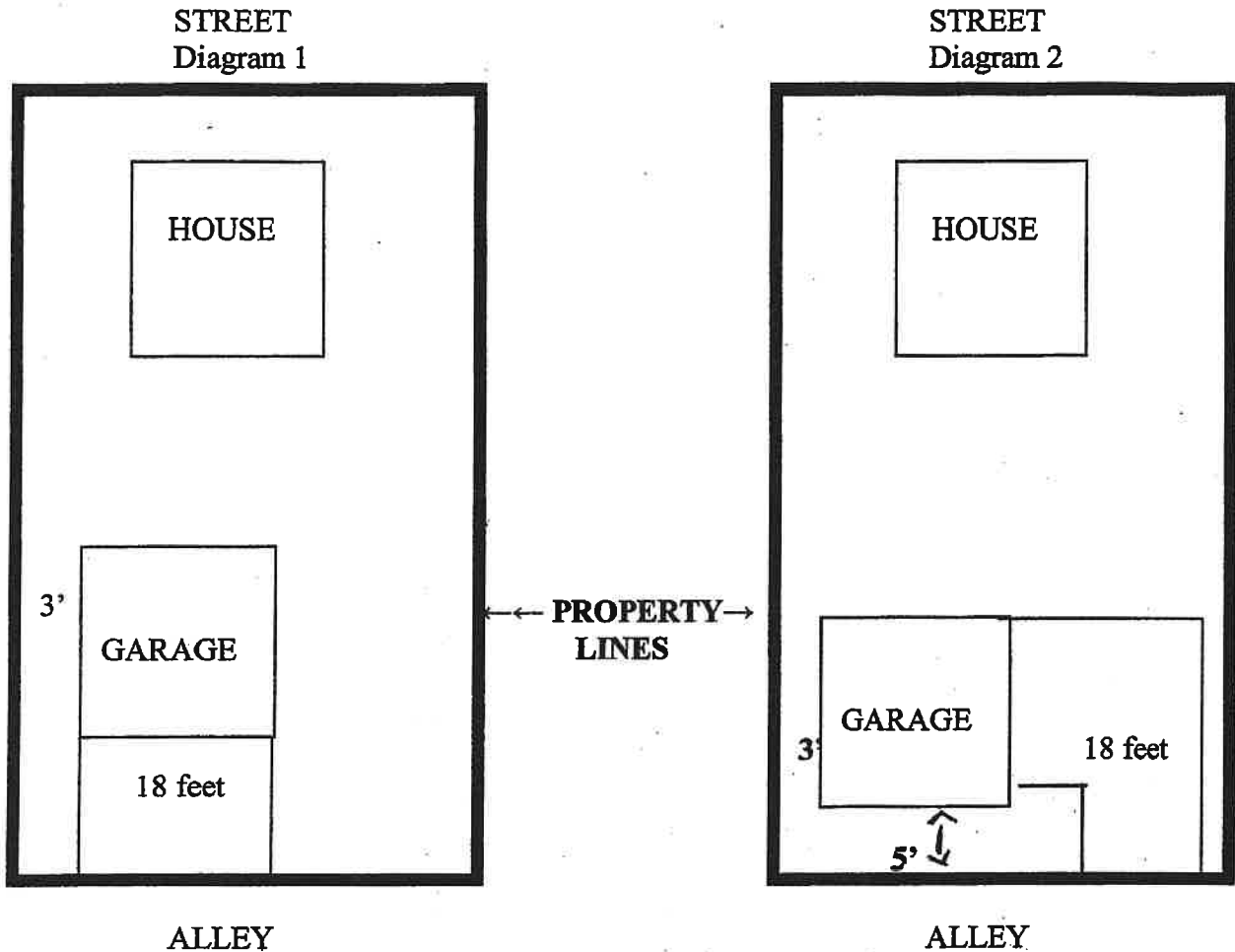


Diagram 1:

This shows the overhead garage door opening toward the alley, therefore the garage must be a minimum of 18 feet from the rear property line (**NOT FROM ALLEY**) and 3' from the side property line.

Diagram 2:

This shows the overhead garage door opening toward the side property line, in this case there must be at least 18 feet for the drive approach and 3 feet from the side property line and 5 feet off the rear property line (**NOT FROM ALLEY**).

Note:

The approach area to the garage must be hard surfaced with either concrete or asphalt. No garage may be placed over the gas line, please call J.U.L.I.E. for locating the utilities, 811.

ELECTRIC SERVICE FOR DETACHED GARAGES

1. All detached garages shall have an electric service installed with a minimum of a 20 AMP GFCI receptacle. All outlets shall be GFCI protected.
2. The installation shall be underground at a minimum cover requirement as per the NEC Table 300.5.
3. The wires must be in rigid galvanized conduit, or rigid PVC (Polyvinyl Chloride) electrical conduit, schedule 40, or equivalent, or direct burial cable. The exposed sections above ground must be in rigid galvanized conduit.
4. A third grounding wire must be pulled if PVC schedule 40 or direct burial three-conductor cable is used.
5. Disconnect required for each. Where more than one building or other structure is on the same property and under single management, each building or other structure shall be provided with means of disconnecting all ungrounded conductors. NEC 225-8 b
6. This disconnecting means shall be installed either inside or outside of the building served, at a readily accessible location nearest the point of entrance of the supply conductors. NEC 225-8b
7. There shall be a ceiling receptacle installed in all garages for the purpose of a garage door opener. Zion Municipal Code 10-218(c) (18)
8. There shall be a wall switch at each entrance or exit (the overhead doorway is the exception). Switches shall be adjacent to the door on the latch side of the doorway.

REQUIREMENT FOR OBTAINING PERMIT:

1. Plat of survey showing location of garage, dimensions of driveway and location of gas line; two copies must be submitted. (No garage may be built over the gas line)
2. Completed applications-Building permit and Electrical permit; please include driveway contractor and his proposal for the driveway.
3. Construction drawing must include slab detail; two copies of construction drawings must be submitted.
4. Permit fee is 2.2% of construction cost, \$85.00 construction plan review fee and a \$220.00 engineering review and inspection fee.
5. If homeowner is building the garage you must bring in a copy of liability insurance with a minimum of \$300,000.00 in liability coverage. If use contractors they must be registered and insured to work in the City of Zion.

If you have any question please contact (847) 746-4018.

CALL J.U.L.I.E BEFORE YOU DIG. @ 811