

**THE CITY OF GENOA , ILLINOIS
REQUIREMENTS FOR CONSTRUCTION OF A DETACHED GARAGE**

APPLICANT'S NAME: _____

ADDRESS: _____

TELEPHONE: _____

INFORMATION TO BE SUBMITTED WHEN APPLYING:

- 1. Completed Building Permit Application .
- 2. A plat of survey showing the proposed detached garage, drawn to scale.
- 3. The proposed location shown on the plat showing distance to the lot lines and other structures. A minimum ten foot separation from other structures is required.
- 4. The detached garage shall comply located a minimum of 5 feet from the side and rear lot line.
- 5. Provide drawings or plans indicating construction details including; footing and slab details, wall and roof details, driveway dimensions with construction and size.
- 6. Maximum size: 1200 square feet or eight percent (8%) of lot area, whichever is less.
- 7. Maximum height shall not exceed 15 feet.
- 8. Electrical work shall be detailed as to where all receptacles and switches are located and where power is derived from. Indicate depth of trench, if applicable.
- 9. The footing shall be a minimum of 12 inches below grade and 8 inches above grade for garages of 400 square feet or less.
- 10. The concrete slab shall be a minimum of 4 inches of concrete over a minimum 4 inches of crushed gravel. 6 x 6 #10 wire mesh shall be installed in the slab.
- 11. The detached garage shall be utilized for storage and vehicles only.
- 12. The driveway shall be constructed with a continuous dust-free surface located between the garage and the adjoining public right-of-way or alley. Asphalt and/or concrete is acceptable. The driveway width shall not exceed 28 feet at the public sidewalk and 34 feet at the public street.
- 12a If any public tree is within 15 feet of proposed driveway approach, you must contact Public Works at 784-2271 to complete an excavation permit.
- 13. Required inspections are footing, slab, driveway, underground electrical (if applicable) and final when all work is completed.
- 14. All submitted information shall be available on site during the inspection.
- 15. **Other pertinent information:** Failed inspections will require a reinspection fee to be paid prior to scheduling the reinspection.

Applicant signature _____

Date: _____

Note: The above information is part of the permit application and compliance is required. Call JULIE at 1-800-892-0123 to locate all underground utilities.

Note: Subdivisions in the City may have covenants and restrictions that are binding on your property. These covenants and restrictions may require permission from the homeowners association or the developer before you begin construction. In some cases, they may prohibit construction of a structure that is permitted by the City of Genoa. It is the responsibility of each applicant and homeowner to check the covenants and restrictions that apply to your property.