



Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 870-5675

Detached Garage Supplement

Email: permit@mountprospect.org

PERMIT SUBMITTAL REQUIREMENTS - ONLINE OR IN PERSON:

Detached garages must be reviewed to verify code compliance. This takes 10 business days.

- ☐ **APPLY ONLINE** use www.mountprospect.org/permits upload the documents listed below
- ☐ **IN PERSON** bring our permit application completed and signed by homeowner plus
- ☐ Copy of the plat of survey. On the plat of survey write measurements L x W with the outline of the new detached garage drawn on the plat of survey. Include distance to property lines.
- ☐ Copy of the signed Estimate between the homeowner and contractor OR a detailed scope of work if homeowner doing installation.
- ☐ Complete set of plans, including foundation, framing, siding, roofing, wall sections and electrical information.
- ☐ Material list.
- ☐ The electrical work must be done by a Licensed Electrician. If the homeowner can provide verification of adequate knowledge and experience, they may perform the electrical installation.

DETACHED GARAGE REGULATIONS (Section 14.306 Chapter 14):

- Lots greater than 55' in width - at least 5' from the rear and interior side property lines.
- Lots 55' in width or less - at least 3' from any interior side or rear lot lines.
- Detached garages must be at least 10' from the exterior side property line (25' in RX District).
- Detached garages cannot be constructed in any easement.
- Detached garages must be at least 10' from the principal structure (can be up to 3' from the principal structure if the garage is provided with 5/8" drywall on the interior walls and ceiling).
- Maximum height above finished grade is 15' (height is measured from finished grade to peak).
- Maximum allowable size is 720 square feet.
- The maximum garage door height shall be eight ft. (8').
- A detached garage may be used for the storage of motor vehicles, household items, equipment to maintain the property, small recreational equipment, and customary residential accessory purposes, including hobbies and recreational activities incidental to the principal residential use; however, a detached garage shall not be used for commercial business operations or as living quarters.

Required Inspections list might not be complete depends on field conditions:

- Pre-Pour foundation and Pre-Pour Slab
- Electrical Service
- Final Structural, Electric possibly need Final Engineering



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CONSTRUCTION STANDARDS (Sec. 21.106 code excerpt):

- Garage floors must be a minimum of 5" thick concrete, reinforced with #10 wire mesh, and installed on a minimum sub-base of 4" crushed stone. They must be constructed to provide a minimum 1-1/2" slope from the rear to the front.
- Footings must be not less than 12" in depth and width and must extend around the entire perimeter of the slab for frame construction. Brick construction walls require a full foundation not less than 42" deep. All footings and sub-base must be placed on undisturbed, inorganic soil capable of bearing the designed loads.
- Roof sheathing of not less than 1/2" thick exterior grade
- Plywood or 1" thick nominal size tongue and groove sheathing.
- Floor drains are not allowed unless connected to a triple basin interceptor.
- Sill plates connecting the walls to the concrete must be bolted to the foundation and must be pressure treated to resist decay. Bolts must be not less than 1/2" in diameter and spaced at 6' centers and not more than 1' from each corner. Bolts must extend into the concrete 7" or more.
- Wall studs must be spaced at not more than 16" on center and securely fastened to the bottom plate. A double top plate is required, and all wall studs and plates must be a minimum of 2" by 4". Doubling of studs is required at all corners and jambs of opening more than 3' in width. Each corner is to be wind-braced outward in 2 directions to a minimum of 4' from corner. Wind bracing must be either 1/2" cdx plywood sheathing or a minimum of 1" x 4" and notched into the studding.
- All roof rafters must be at least 2" x 6" and spaced not more than 16" o.c. Ridge board of a size not less than 2" x 6" is required. Ceiling/Collar ties of at least 2" x 6" spaced evenly with a minimum of three ties at no more than 4' on center are required.
- Double 2" x 12" headers required over main doors 9' or less in width and Microllam LVL headers on doors up to 17' in width for non-bearing walls. Bearing walls must be provided with headers designed to support the loads imposed.
- A service door of not less than 2'6" x 6'8" and at least one window with a minimum opening area of 5 square feet is required in all garages.



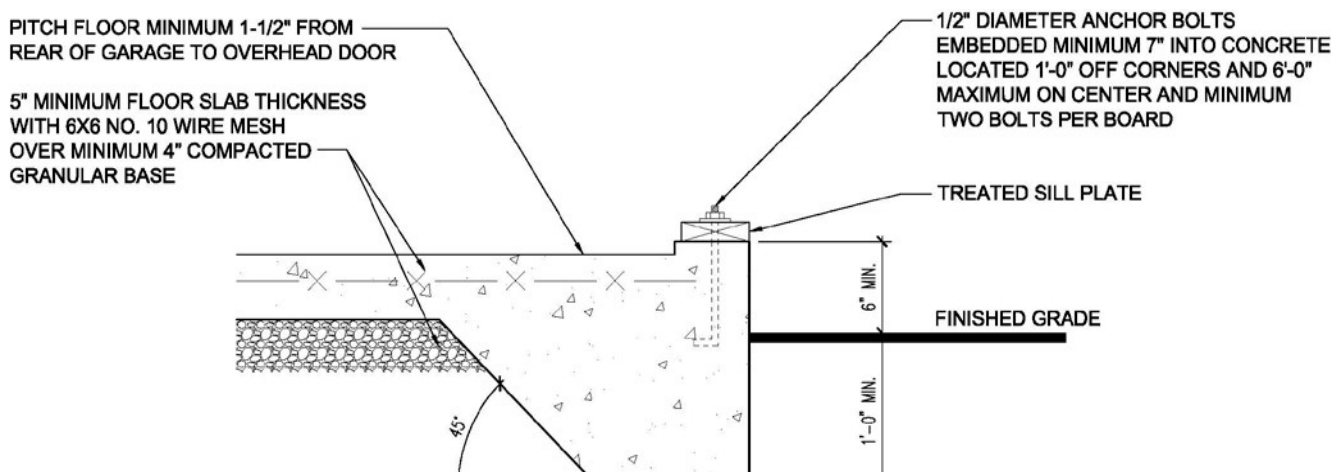
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- In addition to all the minimum electric circuits and devices in new detached garages, all new detached garages shall be installed and equipped with a minimum of two additional electric (spare) conduits underground that shall be installed to prepare the garage to be EV-ready. The conduits shall terminate inside the existing home in reasonable proximity of the electric service panel and shall terminate within junction box/termination box/sub-panel occupancy of the new garage.
- Garages must contain a minimum of the following electrical equipment:
 - One GFCI protected receptacle (all additional receptacles shall be GFCI protected as well)
 - One ceiling or wall light fixture
 - One switch for light fixture

TYPICAL THICKENED FOUNDATION DETAIL





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