



15440 South Central Avenue, Oak Forest, Illinois 60452-2195

Ph: 708.444.4817 ▪ Fax 708.687.1179

DETACHED GARAGE GUIDE

PERMIT PROCEDURE:

- Submit completed [Building Permit Application](#)
- Submit completed [Demolition Permit](#) (if applicable)
- Submit completed [Contractors List](#) (All contractors must be registered prior to permit issuance)
- Submit signed contractor contract/proposal
- Provide a Plat of Survey indicating the location and dimensions of proposed garage/driveway and all existing structures, and the distance of proposed garage and all existing structures from each lot line and adjacent structures
- Set of Elevation Drawings (all sides)
- Set of Floor plans indicating electrical and mechanical layout
- Set of Construction Drawings or [Garage Wall Section](#) Diagram
- Set of Site drainage plans (required if garage covers 20% or more of required rear yard)

ZONING REQUIREMENTS:

- Maximum square footage of garage dependent upon lot size
 - Maximum 528 sq. ft. on lots 7,500 sq. ft. or less
 - Maximum 660 sq. ft. on lots between 7,501-9,999 sq. ft.
 - Maximum 800 sq. ft. on lots between 10,000-21,799 sq. ft.
 - Maximum 1,000 sq. ft. on lots 21,780 sq. ft. or greater
- Garage must be minimum of 3' from lot lines and not located in dedicated easement
- Garage height not to exceed 15' from grade to peak
- Garage must be served by an improved driveway

CONSTRUCTION REQUIREMENTS:

- Garage Construction to meet 2018 International Residential Code Requirements
- Electrical Requirements – See [Detached Garage Minimum Electrical Requirement](#) Guide
- Frost Protection required for garages over 600 square feet

NORMAL INSPECTIONS:

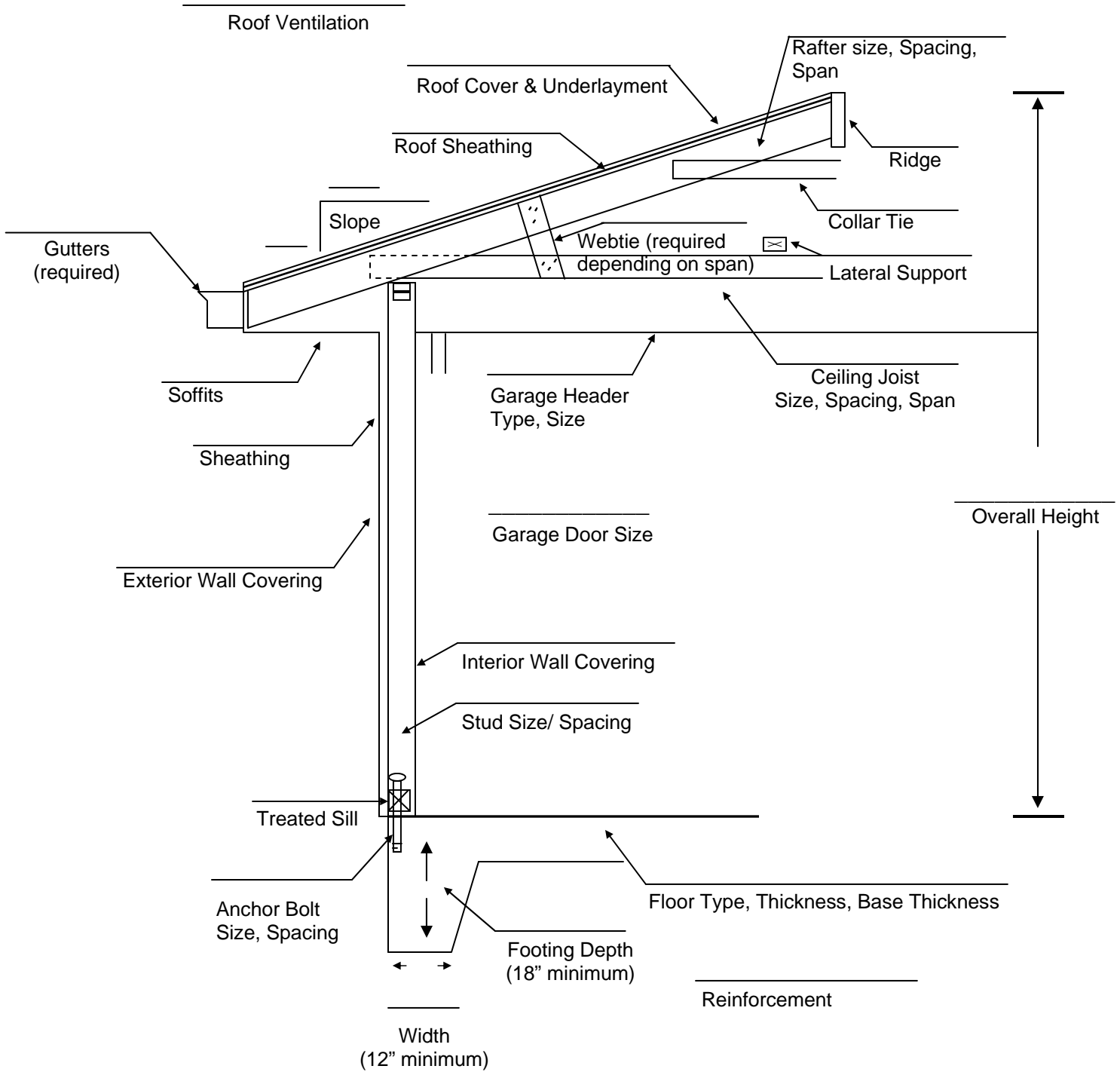
- Footing/ Garage Slab
- Underground Electric
- Final Electric
- Final Building

FEES:

- Permit: 2% of Construction Valuation
- Additional Inspections deemed necessary: \$60 Missed or Re-inspections: \$60
- Retainer: \$500 – returned after final inspection approval

GARAGE WALL SECTION

Overall Building Size $\frac{\text{Length}}{\text{Length}} \times \frac{\text{Width}}{\text{Width}}$



Detached Garage

Minimum Electrical Requirements

Garage Electric installation to meet 2018 Chicago Electrical Code

Garage Electrical Service shall be on its own circuit (OF 15.04)

Underground electrical feed to garage shall be (NEC 300.5):

- Direct Burial Cable 24" below grade/rigid where vertical
- Rigid Metal Conduit or Intermediate Metal Conduit 6" below grade
- Rigid Non-Metallic (PVC) 18" below grade

Minimum one (1) interior light controlled by wall switch (NEC 210.70)

Minimum one (1) exterior light at each entry controlled by wall switch at garage entry and from inside dwelling (NEC 210.70 (A)(2)(a)). Motion sensor allowed in lieu of inside dwelling control

Minimum one (1) GFCI protected outlet inside the garage (NEC 210.8(A)(2))

Minimum one (1) ceiling mounted dedicated outlet for overhead door (installed or future)

Provide disconnect/snap switch to disconnect all electrical power to structure.

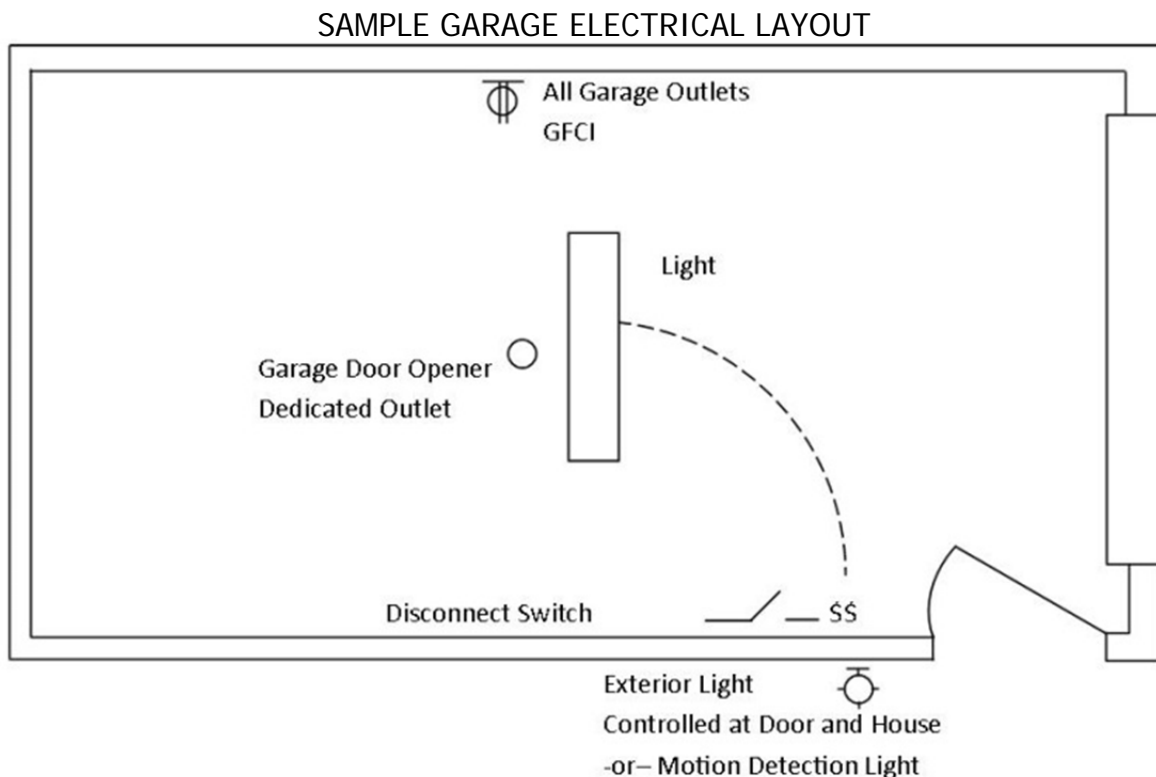
Disconnect switch should be located where conduit comes into the garage and labeled "Garage Disconnect" (NEC 225.36)

Garage permit submittal must include:

- Electrical layout indicating lights, outlets, switches and disconnect
- Registration of electrical contractor performing work

Electrical Inspections Required:

- Underground (trench open)
- Rough Electric (prior to covering)
- Final Electric (upon completion)
 - If no covering...i.e. insulation, pegboard, drywall...only final inspection required





Express Building Permit Application

15440 SOUTH CENTRAL AVENUE, OAK FOREST, ILLINOIS 60452-2195

708.444.4818 ▪ FAX 708.687.1179 ▪ WWW.OAK-FOREST.ORG

APPLICATIONS AND SUPPORTING DOCUMENTATION MAY BE EMAILED TO:

mpeters@oak-forest.org OR clarson@oak-forest.org

PERMIT #:		EXPIRATION DATE:	
REQUIREMENTS: [1] PLAT OF SURVEY INDICATING: The proposed structure/ repair and the distance from each lot line and adjacent structures (not necessary for roof permit). [2] COPY OF SIGNED CONTRACT.			
OWNER'S NAME		PHONE	
APPLICANT'S NAME		PHONE	
JOBSITE ADDRESS		PIN# 28- _____ -0000	
APPLICANT'S EMAIL ADDRESS			
TYPE OF BUILDING: <input type="checkbox"/> Single Family <input type="checkbox"/> Multi Family <input type="checkbox"/> Townhouse <input type="checkbox"/> Commercial			
PROJECT DESCRIPTION:			CONSTRUCTION VALUATION \$ _____
CONTRACTOR INFORMATION: NOTE – All trades & subcontractors <u>must be registered by the City</u> prior to issuance of this permit.			
CONTRACTOR NAME		CONTACT PERSON	
ADDRESS		CITY	ZIP
PHONE	FAX	EMAIL	
DUMPSTER COMPANY		OFC PHONE	

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked. I also understand that all work shall be completed in compliance with the City of Oak Forest Codes and Ordinances and the statutes of the State of Illinois.

Applicant Signature

Date

Reviewed and approved by:

Building Official

Date

CONDITIONS: _____

CALL JULIE BEFORE YOU DIG
DIAL: 811 or go to
www.illinois1call.com

REQUIRED FEES - OFFICE USE ONLY	
Building Permit Fee	_____
Inspection Fee	_____
Plan Review Fee	_____
Retainer	_____
TOTAL FEES:	_____
PERMIT PAYMENT: CK# _____ Cash / CC	
AMOUNT PD: _____ DATE PD: _____	
RETAINER AMOUNT (if applicable): _____	
DATE PD: _____ CK# _____ Cash	
REQUIRED INSPECTIONS	

<p>CALL 708-444-4818 TO SCHEDULE INSPECTIONS 24 HOUR NOTICE REQUIRED FOR ALL INSPECTIONS \$60 FOR FAILED/ MISSED INSPECTIONS</p>	