

# Village of Skokie

Community Development Department  
Building & Inspection Services Division  
Phone (847) 933-8223

## Detached Garage Permit Guidelines

Apply for a building permit at [www.skokiepermits.com](http://www.skokiepermits.com)

\*The following are general guidelines and are not intended to cover all circumstances

### Submittal Requirements:

- Current Plat of Survey (no more than 18 months old from submittal date)
- Site Plan
  - Indicate location of overhead electric lines
  - Setbacks from lot line and any other building on site
- Construction drawings: Site specific, dimensioned & scaled
  - Floor plan
  - Wall Section
  - Building elevations
- Completed Zoning Information Worksheet

### Required Inspections: Must be listed on drawings

- 1) Pre-pour (footing and foundation)
- 2) Rough framing (before cladding)
- 3) Rough electric (including underground)
- 4) Final

### Zoning Requirements:

- The floor area of all accessory buildings cannot exceed the ground floor area of the principal building.
- Height:
  - 1 story maximum
  - 15' maximum to peak of roof from grade (pitched roof)
  - 10' maximum to peak of room from grade (flat roof)
  - 10' maximum to top of eave or gutter from grade (all garages)
- 30% maximum of rear yard can be covered with all accessory buildings
- Building coverage, impermeable surfaces and Floor to Area Ratio must meet district regulations.
- Setbacks and Location:
  - Cannot be located in a front or side yard and must be at least 60 feet away from a front lot line
  - More than 10' from away from a principal building if no rated walls
  - Any garage – 3' minimum from a side lot line (see Staff for corner lot requirements)
  - Any garage – 5' minimum from any alley(s)

### Drainage Requirements:

- Any new or rebuilt accessory buildings with a floor area over 400 square feet shall have gutters directed to the front of the lot to drain to the street, a dry well system, or an open and improved public alley with positive drainage. Subject to Engineering Division approval.

All changes effective January 1, 2023

Doc# 355249 v5

## General Construction Requirements:

- Slab replacement permitted only if independent of frost depth foundation.
- Foundation & Floor (**calcium chloride additives are prohibited**)

### Masonry Construction (Frame with brick veneer or Block and Brick)

- 5" concrete slab on 4" gravel/stone base
- Minimum 12" trench with 20" bell on all four sides. Foundation to extend 4" above grade and a minimum of 42" below grade or formed footing and foundation.
- Concrete shall be minimum 3,500 psi with 5-6% air entrainment

### Frame Construction

- 5" concrete slab on 4" gravel/stone base
- Slab is to be a monolithic pour with 10" x 20" perimeter grade beam all four sides
- Rebar: 2 continuous #4's top and bottom or 1 #5 in middle third of grade beam
- Siding 6" above grade, brick to be 4" above grade.
- 6 x 6 W 2.1 x W 2.1 wire mesh required
- Concrete shall be minimum 3,500 psi with 5-6% air entrainment

### Concrete Approach

- 6% maximum pitch towards alley (3.5 inches maximum over a 5-foot span or 2 inch maximum over a 3- foot span)
- Edge of approach is to be no more than 1 inch above adjacent alley
- 5-inch minimum thick slab

## • Wall construction

- Treated bottom plate bolted to foundation maximum 6' apart, must be within 12" inches of all corners. Bolt size ½" x 10"
- Double top plate required
- 2x4 maximum 24" o.c. rafters to line up with stud below.
- Install ½" plywood or notched 1x4 wind bracing at corners in 2 directions from top diagonally outward a distance of 72 inches measured from each corner at sill plate.
- Short walls to be braced per current adopted IRC.
- Garage door headers, double 2x12 with ½" plywood flitch plate opening to 8ft.
- Headers up to 16 ft require a minimum 1/8" x 11" steel flitch plate with double 2x12 or equivalent.
- Large headers are to be sized for loads imposed.
- Garages at least 3' and no more than 10' from the principal building must provide the following:  
Not less than 5/8-inch gypsum board or equivalent applied to the interior side of all exterior walls and ceiling

## • Roof construction

- Rafter minimum 2x6 up to 24' span. Ridge board 1 size larger than rafter.
- Minimum 2x6 ceiling ties maximum 48" on center, minimum 2x4 collar ties maximum 48" on center
- ½" plywood or OSB roof sheathing rated for span
- Garages at least 3' and no more than 10' from the principal building must provide the following:  
Not less than 5/8-inch gypsum board or equivalent applied to the interior side of all exterior walls and ceiling

## • Electrical

- Must comply with current NEC.
- Provide one GFCI receptacle in interior of garage for each vehicle space
- Wall switched lighting outlet inside and outside of service door