

City of Crystal Lake

Community Development Department

100 W. Woodstock Street
Crystal Lake, IL 60014
www.crystallake.org



Phone (815) 356-3605
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DETACHED GARAGES

Please provide the following information when applying for a permit:

- Apply online using [City of Crystal Lake ez APP](#)
OR submit a [Building Permit Application](#)
Applications are available at City Hall or online at the City's website, www.crystallake.org.
- [Contractors List](#)
 - Copy of Roofers State License (if applicable)
- Three copies of a current Plat of Survey showing the location of the detached garage, setback locations, dimensions, distance between the proposed structure and principle structure (house) and proposed driveway. **All recorded easements must be shown on the Plat.**
- Three copies of building plans including floor layout, wall sections, exterior elevations, truss certificate (if applicable) and electrical.
- Three copies of a grading plan showing all existing grades around the proposed garage and all new proposed grades.
- Homeowners association approval may be required.

Inspections

Please schedule all inspections by 4:00 P.M. the day before the inspection.

The following inspections are needed for a detached garage:

- Pre-pour: monolithic slab, footing, foundation as necessary
- Rough framing and electric
- Driveway base
- Final inspection (after all work has been completed and grade has been restored)

The following items are needed when requesting an inspection:

- Inspection type
- Address
- Date and time (am or pm)
- Permit number.
- Name and telephone number of homeowner/contractor requesting inspection

General Requirements

- A special use permit is required if the structure exceeds 900 square feet.
- The Engineering Division conducts an evaluation to determine if a Stormwater Management permit is necessary during the building permit review process.

Setbacks

- Minimum 5 foot rear yard setback.
- Minimum 5 foot side yard setback.
- Minimum distance from principal structure shall be 5 feet.
- No garage may be located in a required side yard setback, front yard setback or recorded easement.
- Garage may not disrupt or change lot grading or drainage without Engineering Department approval.
- Garages larger than 600 square feet but less than 900 square feet must meet the same setbacks as the principle structure.
- Contact the Community Development Department to discuss setback requirements for lots on Crystal Lake or lots with a rear yard abutting a street.

Foundation

- Concrete monolithic slab with integral footing:
 - Minimum depth of footing shall be 12 inches below undisturbed soil.
 - Top of concrete to extend at least 6 inches above grade.
- A full footing/foundation system, is required for all accessory structures greater than 600 square feet
 - Footing shall be a minimum of 8 inches x16 inches.
 - Foundation walls to be a minimum thickness of 8 inches.
Note: Additional wall thickness may be needed due to changes in grades on the lot, soils, or other conditions.
 - Top of foundation to extend at least 6 inches above grade.
- Trench foundation
 - Minimum wall thickness shall be 12 inches.
 - Foundation to be a minimum of 42 inches below grade at all points.
 - Top of foundation to extend at least 6 inches above grade.

Note: See the attached foundation Templates for additional information.

Carpentry

- All sill plates shall be of pressure preservative type.
 - Sill plate anchor bolts are required to be installed six foot on-center,
 - Minimum of two anchor bolts in each plate
 - Anchor bolts must be located a minimum of 12 inches from the ends of plates.
- All headers above garage doors shall comply with header spans located in the International Residential Code.
 - Headers for openings 16 feet or larger shall be manufactured laminate beams (submit load calculations with permit plans).
- All rafters and roof trusses are required to be connected to top plates with an approved roof tie down (hurricane tie).
- All field-built roofs without ceiling joists are required to have rafter ties on every rafter. The minimum size for this rafter tie is a 2 by 4.
- A minimum 1 inch by 4 inch collar tie is required 4 feet on center
 - Collar ties are to be located in the upper 1/3 of the rafter space for all field built roofs.

Please note that the information provided in this handout is general in nature. If you have specific questions or need additional information, please contact a Community Development Department representative at (815) 356-3605, or via email at building@crystallake.org.