

VILLAGE OF LYONS – MINIMUM SPECIFICATIONS FOR GARAGES

Roof

Rafters = 2" x _____", at _____ o.c.,
at a run of _____ feet

Collar ties required at 4' O.C.

Minimum 5/8" Exterior Grade Plywood or
other approved sheathing

240 lb shingles on #15 lb felt

Wall Construction (wood frame)

Framing = 2 x _____ @ _____ " O.C.
(Fill In) (Fill In)

Double Top Plate

Pressure treated sill plate

Anchor Bolts = 1/2" diameter x 1'-0" @ 4'-0" O.C.

1/2" Wall Sheathing: List type _____

Siding: List Type _____

Header / Overhead Door

2-2x12 WD Header

2/ Flitch Pl

1/2" Cont. Plywood

or 1/8" Stl. Pl. Min.

Slab & Foundation

Slab = 4" Concrete Slab W2.0 x W2.0 WWF

Compacted earth or 4" stone

Foundation = 12" depth, 10"width, w/ 2-#5 rebar

Zoning Requirements

Plat of Survey Required

W/ garage location & dimensions

Height: Maximum 15 feet

Overhead Door: Maximum 8 foot height

Area: Maximum 576 square feet

Maximum one garage

Paved driveway to garage required

Side and Rear Setback = Minimum 3' (detached)

Minimum 5' (attached)

Minimum 10' from house (detached)

Structures prohibited in required 25' front yard setback

Electrical

Service: Must be underground feed

Below Ground: Conduit = 6" PVC = 18"

Below Driveway: Conduit = 18" PVC = 18"

Below other 2" + concrete: Conduit = 6" PVC = 12"

Direct Burial Cable = 24"

Electrical outlet required on joist for garage door opener.

All electrical outlets must be GFCI protected.

All exterior outlets must be in weatherproof box.

Inspections

1. Form Inspection for foundation / slab. WWF must be in place.
2. Form Inspection for driveways. Must have felt between buildings & new concrete.
3. Framing Inspection.
4. Underground Electrical Inspection: Conduit, PVC or UF cable must be in trench.
5. Final Inspection: Upon completion of construction and connection of circuit.

Garage Permit Fees

Without Electrical Service

Garage Permit \$125.00

Add \$50.00 for electrical

*Above fees are for minimum
Inspections only. Repeat
Inspections due to violations,
Etc., will be \$50.00 per visit.*

**COPY OF STAMPED APPROVED
PLAN(S) MUST BE ON SITE AND
AVAILABLE TO INSPECTOR.**

**THIS FORM MAY BE USED IN LIEU OF A CONSTRUCTION PLAN BY FILLING IN ABOVE DIMENSIONS WHERE
REQUESTED AND SIGNING STATEMENT BELOW. THIS FORM MUST BE ACCOMPANIED BY A PLAT OF SURVEY
WITH LOCATION AND DIMENSION OF PROPOSED GARAGE INDICATED ON SAME.**

I affirm that the proposed garage will be constructed in compliance with the above specifications and the requirements of the Lyons Construction Codes (1999 BOCA, 1998 Chicago Electrical) and Lyons Zoning Ordinance.

Owner or Agent: _____ Date: _____
Project Address: _____