

NOTICE REGARDING DETACHED GARAGES

City of Springfield
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Room 304 Municipal Center West

Springfield, IL 62701
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This notice describes procedures to be followed when building a detached garage

Permit Required

A building permit is required for the construction of a detached garage. Do not begin construction until after the building permit has been issued.

Foundations

For residential and commercial detached garages, footings must be installed below the frost line when the garage is over 900 square feet in size. Footings installed below the frost line are also required for: All attached garages; All detached garages having masonry; All detached garages over 600 square feet in size if any dimension of the garage is less than 22'-0". The footing can consist of a minimum 6" wide trenched concrete footing (frostwall). The bottom of the footing must be at least 36" below finished grade.

Firerated Walls

If any wall of a detached garage is placed closer than 5'-0" to a property line, then the wall of the garage must be firerated. This can be achieved either by installing 5/8" firerated drywall on the inside surface of the garage wall, or by installing 5/8" firerated drywall on the outside surface of the garage wall under the siding material. If any wall of a detached garage is placed closer than 3'-0" to a house on the same lot, then 1/2" drywall must be installed on the inside surface of the garage wall.

Zoning Issues

A detached garage must meet the requirements of the Springfield Zoning Ordinance. Zoning requirements can vary from property to property, so check with the Zoning staff to find out how your property is zoned, and how close you can build to the property lines.

Subdivision Requirements

Check to see if there are any subdivision covenants regarding the construction of a detached garage in your area.

Building Permit Application

When applying for a building permit for a detached garage, always indicate the size of the garage, and the distance to property lines so the need for footings and firerated walls can be checked. This will speed up the permit issuance process.

If you require additional information please call the Springfield Building Department at 789-2171.