



**Village of Elburn
Building & Zoning**

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General Requirements for Detached Garages:

The information contained herein shall overrule anything that might not have been indicated on plan review.

Inspections Required:

1. Footing/Thickened Floating Slab (pre-pour)
2. Trench (if underground electric is supplied to detached garage; see included minimum burial depths table)
3. Rough Frame/Rough Electric (Final if no insulation and drywall are to be hung)
4. Final

It is the responsibility of the homeowner/contractor to arrange to have all underground utilities located prior to any digging. Please contact J.U.L.I.E. (Joint Utility Location Information for Excavators) @ (800) 892-0123.

Per the National Electrical Code, no detached garage shall be placed over the electric service going through the yard into the house.

No accessory building or structure shall exceed the height of one (1) story or fifteen feet (15').

A detached garage shall be located in the side or rear yard. The following setbacks must be maintained:

- Not less than thirty feet (30') from a front or corner side lot line**
- Not less than five feet (5') to a side or rear property line**

Detached garages accessory to single-family dwellings shall not exceed thirty percent (30%) of the rear yard area, or 700 square feet, whichever is less. A larger detached garage may be permitted pursuant to the issuance of a special use permit.

If electric is installed, all 125-volt, single-phase, 15 or 20-ampere receptacles in a detached garage shall have ground-fault circuit-interrupter protection for personnel.

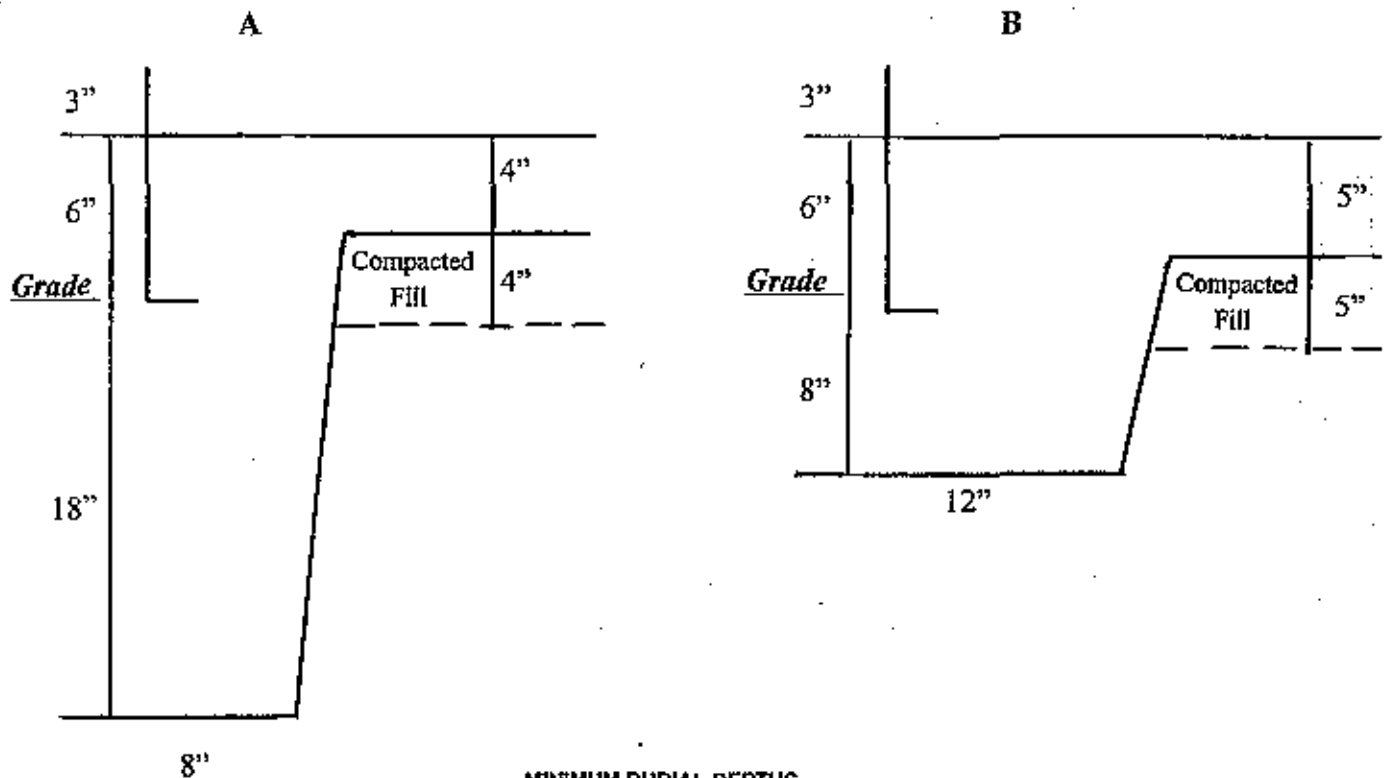
Exceptions:

1. Receptacles that are not readily accessible
2. A single receptacle or a duplex receptacle for appliances located within dedicated space for each appliance that in normal use is not easily moved from one place to another, and that is cord-and plug-connected.

At least one wall-switch-controlled lighting outlet shall be installed to provide illumination outside of entrance or exit man doors.

If trusses are used, a design calculations packet stamped by an architect or structural engineer is required.

Attached is copy showing two (2) different diagrams for the slab.



MINIMUM BURIAL DEPTHS

WIRING METHOD	MINIMUM BURIAL DEPTH (inches)
Rigid metal conduit	6
Intermediate metal conduit	6
Nonmetallic raceways listed for direct burial without concrete encasement	18
Other approved raceways ^a	18

FOR SI: 1 inch = 25.4 mm.

a. Raceways approved for burial only where concrete-encased shall require a concrete envelope not less than 2 inches in thickness.