



*City of Belvidere*  
**BUILDING DEPARTMENT**  
401 Whitney Blvd. Suite 300 Belvidere, IL 61008 (815)-547-7177

### **Building Garages in Residential Districts**

These are some helpful tips for the process of building your garage or shed. Although this is not the entire code book and not all of the code sections are covered, these are some of the more important points. Please feel free to contact the City of Belvidere Building Department at 815-547-7177 if you have any questions.

### **Requirements for Garage Permits**

1. Construction drawings
  - Dimensions of proposed garage including height of peak
  - Dimensions from the garage to the property lines
  - Building plans illustrating how garage is to be constructed
2. Owner's Name, Address, and Phone Number
3. Contractor(s) Name, Address, and Phone Number
4. Value of Construction

### **Required Inspections for Garage**

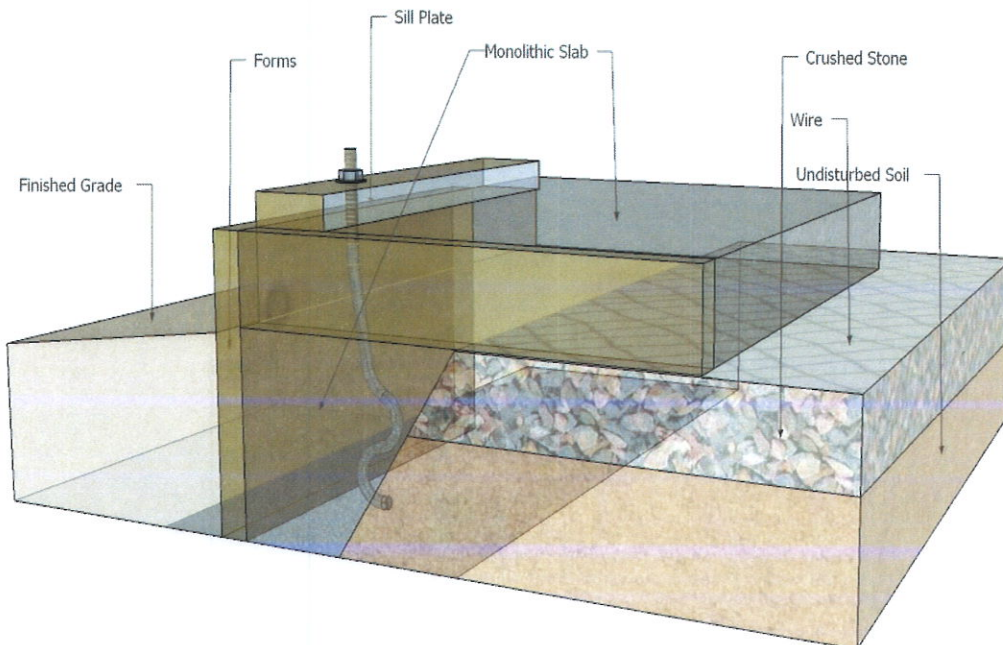
1. Footing inspection (prior to concrete pour)
2. Rough Framing inspection (once walls and roof are erected and exterior is sheathed with plywood)
3. Final building inspection (when all construction is finished)

**Any electrical work will require inspection**



## Basic Guidelines (Detached Garage)

1. Any garage larger than 120 square feet requires a building permit.
2. Garage height cannot exceed 20 ft.
3. The maximum area for garage space is 10% of the lot size. (A lot that is 8000 square ft. can have a garage no larger than 800 square ft.)
4. Maximum garage space for any property is 900 square ft.
5. Slab foundation may not bear on peats, organic, or other questionable soil.
6. A minimum of 4 inches of screened and washed gravel or crushed stone shall be under entire slab.
7. Slab thickness is a minimum 4 inches with a minimum 6"x6" 10#/10# WWF reinforcing.
8. The perimeter of the slab turns down to a minimum of 12" below grade and is reinforced by a minimum of 1 continuous (minimum 12" tied laps) #4 steel reinforcing bar.
9. Any newly constructed approach to garage must be a paved surface (Exception: pre-existing gravel driveways)



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## Garages



**Opening Protection:** A Garage may not open into a room used for sleeping purposes. Openings between the garage and residence must have solid wood doors of not less than 1-3/8 inch in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches thick, or 20-minute fire-rated doors, equipped with a self-closing device.

**Duct Penetrations:** Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage must be constructed of minimum No. 26 gage sheet steel or other approved material and shall have no openings into the garage.

**Other Penetrations:** Penetrations through the required garage separation must be protected by filling the opening around the penetrating item with approved material to resist the free passage of flame and products of combustion.

**Separation Required:** The garage must be separated from the residence and its attic area by not less than 1/2 inch gypsum board applied to the garage side. Garages beneath habitable rooms must be separated from the rooms above by not less than 5/8 inch Type X gypsum wallboard or equivalent. Type X gypsum board must be installed perpendicular to the ceiling framing and fastened at maximum 6 inch o.c. by minimum 1-7/8 inch 6d coated nails or equivalent drywall screws and shall have the joints taped. Where the separation is a floor or a roof-ceiling assembly, the structure supporting the separation must also be protected by not less than 1/2 inch gypsum board or equivalent. Garages located less than 10 feet from a dwelling unit on the same lot must be protected with not less than 1/2 inch gypsum board applied to the interior side of the exterior walls that are within this area. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

**Floor Surface:** Garage floor surfaces must be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

