



# GARAGE-Coach House GUIDELINES

The following items are general requirements when building a New Coach Home / Garage:

In general, the residential space above the garage shall meet all required code that pertain to normal residence.

## ZONING:

- Setbacks, height, and use is dictated by the Village of Oak Park Zoning Code, refer to that separate document, which can be found on the Village of Oak Park's web page.

## ENGINEERING/GRADING

- All final stormwater drainage shall not cause a nuisance to neighboring property. Downspout and slopes shall slope to the Village alley or street.

## FOOTING

- **Minimum Depth and Width.** All exterior footings shall be placed at least 14 inches below the undisturbed ground surface and 6 inches above grade with a 12 inch minimum trench. (IRC 403.1)
- **Frost Protection.** Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods(IRC 403.1.1.1):
- Extended below the frost line (42" below grade) specified in table R301.2.(1); Constructing in accordance with section R403.3; Constructing in accordance with ASCE 32; or Erected on solid rock.

**EXCEPTIONS:** Free-standing accessory structures meeting all the following conditions shall not be required to be protected:

- Total building perimeter area is 600 square feet or less for light-frame construction or 400 square feet or less for other than light-frame construction; AND
- Building not higher than 1-story and eave height not higher than 10 feet; AND
- Building with attic space clear headroom less than 80 inches in height. Higher clear headroom is permitted where the total floor area of the attic space with clear headroom greater than 80 inches occurs over an (IRC 403.1) area less than 70 square feet; AND
- Building envelope is not constructed with brittle materials such as masonry, stucco, EIFS or similar materials; AND
- Any overall exterior wall line dimension does not exceed 24 feet; and
- Where the accessory structure is not connected to a plumbing sewer line.
- **Minimum Reinforcement for Slabs-On-Ground with Turned Down Footings.** (IRC 403.1.9)
- Slabs-on-ground with turned down footings shall have a minimum of one no. 4 bar at the top and bottom of the footing or one no. 5 in the middle. Where the slab is not cast monolithically with the footing, no. 3 or larger vertical dowels with standards hooks on each end shall be provided in accordance with figure R403.1.3.2. Standard hooks shall comply with section R611.5.4.5.
- **Minimum Reinforcement for Slabs-On-Ground with Interior Thickened Slabs.** Slabs-on- ground with interior thickened slabs shall have a minimum of two no. 4 bars set in and parallel with the direction of the thickened portion of the slab. (IRC 403.1.10)
- **Garage Floor:** Shall be poured concrete a minimum of four inches (4") thick and not less than (6) bags of cement for each cubic yard with 4 inches of compacted gravel.

## WALLS

- **Wall Studs:** Shall be two inches (2") by four inches (4"), spaced sixteen inches (16") on center or less.
- **Top Plates:** Shall be doubled two inch (2") by four-inch (4") framing member.
- **Bottom Plate or Sill:** Shall be at least a single two inch (2") by four inch (4") treated member anchored to the slab with one-half inch (1/2") bolts, ten inches (10") long, spaced not more than six feet (6') on center, not more than 12 inches (12") from any splits and no closer than 7 bolt diameters from the ends.
- **Roof Rafters:** Shall have a maximum spacing of twenty-four inches (24") on center and designed to support a twenty-five (30) pound snow load. Roofs shall not be pitched less than three inches (3") of rise to twelve inches (12") of run. Collar Ties: Shall be installed in the upper third 4 feet on center and ridge at every other common rafter. The collar ties shall be a minimum of two inches (2") by four inches (4").
- **Wall Ties:** Shall be at least two inches (2") by six inches (6") and installed six feet (6') on center or less. The wall ties shall anchor the roof rafters at the top plate, thus functioning as the bottom cord of a truss.
- **Corner Braces:** Each corner shall be supported with diagonal bracing let into the studs, or sheathing grade of plywood one-half inch (1/2") by four feet (4') wide by the height of the vertical wall fastened to each corner. Other

sheathing materials may be used as set forth in the International Residential Code.

- **Corner Posts:** Shall be a minimum of a single four inch (4") by four inch (4") or a double two inch (2") by four inch (4") post or column.
- **Header:** 3-2"X12" grade standard construction lumber, may be used as a header to span a 16' foot vehicle garage door, where it bears on 2"X6" studs and the individual members are fastened together by 2 rows, each side, with 16 penny nails, 16" maximum spacing between fasteners. Engineered lumber properly sized for span and loads may also be used.

### **ELECTRIC**

- Provide an exterior light at the door with an interior switch, a tamper resistant GFCI outlet on the exterior and in the interior, a light on the inside operated by a wall switch.
- The garage disconnecting means shall be installed either inside or outside of the structure served and the disconnecting means shall be at a readily accessible location nearest the point of entrance of the conductors (Article 225.32)
- All available electrodes shall be bonded together to form a grounding electrode system (NEC 205.50)

### **FIRE REGULATION/PROTECTION**

An automatic residential fire sprinkler system shall be installed in new construction of one- and two-family dwellings. Dwellings where more than 50% of the original structure above the foundation level is demolished and rebuilt shall be provided with an automatic fire sprinkler system throughout the dwelling. A separate permit is required.

(IN GENERAL, IF THE STRUCTURE IS BUILT WITHIN 3' OF THE LOT LINE THE EAVES AND WALLS MUST BE 1 HOUR FIRE RATED AND OPENINGS ARE PROHIBITED-PROVIDE A UL DESIGN FOR ALL TO UNDERSTAND AND FOLLOW).

Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings must comply with table R302.1, with the following exceptions:

- Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance
- Existing exterior walls of dwellings and accessory structures located on the same lot and projections that are within the minimum fire separation distance required between two structures on the same lot
- Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits, if projections beyond the exterior do not extend over the lot line
- Detached garages accessory to a dwelling located within two feet of a lot line with roof eave projections not exceeding four inches

Exterior walls must have the following minimum fire-resistance rating and separation distance:

- Fire-resistance walls rated at one-hour, tested in accordance with ASTM E 119 or UL 263 with exposure from both sides less than three feet
- Non-fire-resistant walls resistance rated at zero hours 3 feet
- Non-fire-resistance projections rated at two hours, underside surfaces of less than one foot
- Fire-resistance projections rated at one hour, with underside surfaces 1 foot and less than two feet
- Projections / fire-resistance rated / 1-hour, underside surfaces / fire retardant treated framing and decking / <2 feet
- Projections / not fire-resistance rated / 0-hours / 2 feet
- Openings in walls / not allowed / not applicable / <3 feet
- Openings in walls / 25% maximum of wall area / 0-hours / 3 feet and <5 feet
- Openings in walls / unlimited / 0-hours / 5 feet
- Penetrations / all / comply with section R302.4 / <5 feet
- Penetrations / all / 0-hours / 5 feet