

Village of Winthrop Harbor

Helpful Information for the Construction of a Garage

1. Garage construction in Winthrop Harbor is administered using village code Chapter 150: Buildings. You can obtain a copy of this code from Building Department or it can viewed online at www.winthropharbor.com
2. A building permit is required before work can begin on the construction of a garage
3. A plat of survey of your property is to be submitted, indicating where the garage will be located. IF ON SEPTIC AND/OR WELL, you will need a Lake County Property Alteration prior to issuance of Building Permit. The Lake County application is available at the building department.
4. We will require a written proposal from your contractor, including price or a materials list with the cost if you are doing the work yourself
5. All Contractors must be registered with the village and must provide proof of insurance showing Village of Winthrop Harbor as additional insured
6. Submit two copies of detailed drawings, include foundation, roofline, side elevations and electric layout
7. The plat of survey must show the location of the gas line, a garage slab may not be poured over the gas line
8. Setback is 3 feet off side and rear property lines, from eave of garage
9. A detached garage must be at least 10 feet from the main building (house)
10. Maximum height of any accessory building is 18 feet from concrete slab to ridge, not to exceed the height of the principal building
11. No structure is permitted in any easement
12. Electric power to the garage must be installed underground
13. Upon or before completion of the garage, the driveway shall be paved with asphalt or concrete and shall conform to village ordinances
14. A Certificate of Compliance and Occupancy (CO) must be obtained before your new garage can be used

15. **Permit fee is the value of construction which is calculated per square foot of \$20.00 for detached garage and \$25.00 for attached garage, Plan Review fee of \$25.00 and Certificate of Compliance and Occupancy fee of \$25.00 all payable when the approves permit is issued**
16. **Please allow time for plan review and permit processing once all documentation is submitted to the Building Department. Incorrect or incomplete applications will result in delays**

Additional Information for Attached and Built- In Garages

1. **Construction same as required for dwelling**
2. **If door opening occurs between garage and dwelling, provide 6" curb at the service door, or construct garage floor 6" lower than adjoining floor**
3. **Installation of house heating unit or other fuel burning appliance in garage space is not permitted. Install one hour fire-rated partition between space containing house heating unit and garage space. Doors are not permitted common to heater room and/or garage.**
4. **There shall be no openings from a private garage directly into a room used for sleeping purposes. Other openings between the garage and residence shall be equipped with solid wood core doors not less than 1 3/4 inches in thickness or equivalent. The garage shall be completely separated from the residence and its attic area by means of 5/8 inch (1 hour) gypsum board or equivalent applied to the garage side. Garage floor surfaces shall be approved noncombustible materials.**
5. **Hot air heat duct openings shall be a minimum of 4' over floor of garage with a fusible link fire damper. Cold air returns are not permitted.**

For additional information please call the Building Department at 847-872-3846 Ext 268

This document was prepared on December 16, 2009 and reflected adopted village codes and ordinances pertaining to garage construction at that time