City Of Whiting, Indiana

Building Permit Guide For New Garages

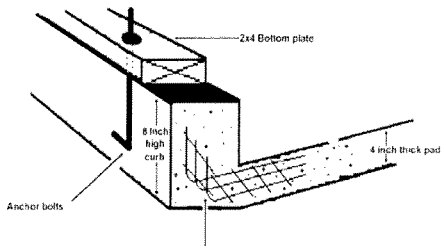
Steps:

1. Apply for a building permit using the application form provided and submit it to the Building Department. The application will require you to submit a plan (drawing) which is drawn to scale and includes a) the garage dimensions, and b) the location of the garage on the lot, distance from the lot lines, and distance from abutting structures. It is strongly recommended that the builder obtain a stake survey or read and sign the property survey notice. Contractor must have a contract which includes the dollar amount signed by the homeowner.
2. Once the application has been approved, and after a building permit fee has been paid to the clerk-treasurer, the building permit will be issued.
3. Remember, it is unlawful for any person to construct a garage in the city without following these two steps.

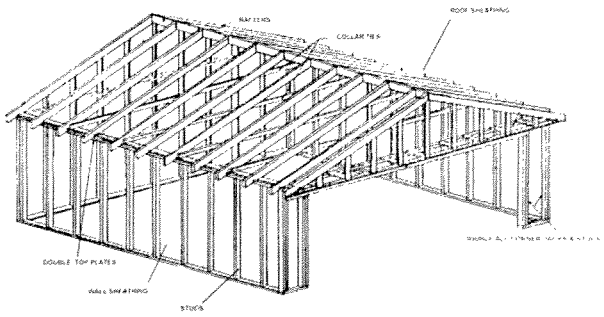
Regulations:

- No front yard garages are allowed.
- Builder must excavate and remove all sod and organic material. Please contact the city garage at (219) 659-1219 for information on proper disposal of any material.
- The maximum garage height is 15' to the highest point of the roof.
- There is a minimum of a 3' side yard setback for lots 30' and wider. For lots that are less than 30', the side yard setback is to be measured as 10% of the width of the lot.
- The floor must include a minimum of 6" of compacted gravel fill, 12" wide by 12" deep footing with (2) ½" rebar, a 4" thick slab with 6" by 6" by #10 wire mesh reinforcement, a built-up waterledge, and ½" anchor bolts 4' on center.
- Walls must consist of a 2" by 4" treated bottom plate, 2" by 4" studs on center, ½" plywood or OSB wall sheathing, a double 2" by 4" top plate, and a double 2" by 12" header with a steel plate. Choice of siding.
- The roof of the garage must have minimum 2" by 6" rafters 24" on center, minimum 2" by 8" hip rafters, 2" by 6" cross (collar) ties, ½" plywood or OSB roof sheathing, an ice and water barrier along its eaves, metal drip edges, #15 felt underlayment, and seal tab roof shingles.

Typical garage pad construction - not drawn to scale



GARAGE - NOT DRAWN TO SCALE



Disclaimer: This information sheet is used strictly for informational purposes and is not a substitute for a building permit. All new garages must adhere to applicable codes and are subject to inspections. For more information, please contact the Building Department at (219) 659-7700 or on the World Wide Web at www.whitingindiana.com.