

Boone County Building Department

1212 Logan Ave, Belvidere, Illinois 61008 (815) 544-6176

Accessory Structures/Detached Garages

This handout serves *only* as a guide and does not contain all of the requirements of Boone County Building Codes.

Building permits are required for all accessory structures/detached garages over 200 square feet.

Accessory Building: a structure on the same lot with, and of nature customarily incidental and subordinate to, the principal structure.

Required information when applying for a permit:

- Site plan: size of structure, distance of structure to lot lines and house, location of well and septic, location of all existing buildings/structures
- Construction Drawings:
 - Foundation plans*: size of footing and thickness of foundation walls and concrete floor
 - Framing plans*: size and span of headers and beams, dimensions of all lumber, grade and species of lumber, roof framing detail including rafter and ceiling joist span and size, if applicable
 - Elevation plans*: height of structure, roof pitch
- *For Pole Barn Permit: information from pole barn company including wind loads, snow loads for roof truss system, and depth of footings
- Value of Construction: total value of finished construction
- All applicable contractor's information: including name, address, phone number, and license number of electrician (homeowner can do own electrical)

Guidelines for building an accessory building:

- Location: Accessory structures are permitted uses within Residential and Agricultural Districts. Within residential districts no detached accessory structure may be located in any required yard except a rear yard. Contact the zoning inspector for property setback requirements.
- Area: No detached accessory building shall exceed the square footage of the principal structure nor shall it occupy more than 50% of the area of a required yard. No detached accessory structure in a residential subdivision shall exceed 800 square feet or 400 square feet per acre of lot, whichever is greater.
- Number: Only one (1) such accessory building is permitted per lot.
- Height: No detached accessory structure shall exceed twenty (20) feet in height or the height of the principle structure, whichever is less.

Minimum Structural Standards:

- Foundations: A concrete floor is required. Slabs poured on fill must be designed by a soils engineer. See Foundation Details A & B for further footing and foundation minimum requirements.
- Walls: Fireblocking shall be provided at all penetrations into top plate. For header spans and sizes, please contact our office.
- Roofs: Hurricane clips are required on all rafters/trusses. Rafter ties shall be spaced not more than 4 feet on center. For ceiling joist and rafter spans, please contact our office.

Required inspections:

1. Footing: After footing is dug, but before pouring concrete.
2. Rough-in: Before insulating building, but after electric is roughed-in and approved.
3. Final: When structure is complete, but before occupancy.