

GARAGE PERMIT
With or Without Electric
Permit Fee: See Approved Schedule

Excerpt from the CWL ECC Building Code Handbook:

Approval by the ECC:

The ECC or designated authority shall approve or disapprove all proposed improvements within thirty (30) days after receipt by the Candlewood Lake Office of all necessary documents and fees.

Board Policy 12.212.95

Approved motion that the ECC shall not permit garages to be built prior to construction of a house, mobile home, or dwelling

All new homes, mobile homes, and RVs shall provide an area such as a garage or shed for storage of outdoor equipment such as lawn mowers, garbage cans, ladders, bicycles, tricycles, etc.

304 BUILDING CONSTRUCTION

304.3 Garages Minimum size of a garage shall not be less than 12 feet in width and 20 feet in length and not to exceed 24 feet by 36 feet or a maximum of 864 square feet per garage. Regulations limit the principal structure to one attached garage and one unattached garage OR shed (ECC 216).

All structures shall be within the set back and building requirements of the appropriate unit in which it is to be constructed, as recommended by the ECC.

As part of the building/inspection process, a survey must be completed placing the structure on the lot. A survey that has been completed within one year could be used by the owner to place the building on the lot.

304.3.1 Attached garages - No openings are allowed between garage and sleeping rooms.

304.3.2 Garage to residence door must be 1 3/8 inch solid wood doors or 20 minimum fire-rated door.

304.3.3 The wall between the house and garage must be at least 5/8 inch gypsum board or equivalent to garage side and applied to garage sides. The gypsum board must extend to the roof deck, if the garage ceiling is not finished.

304.3.4 Garage floors must be non-combustible. No interior garage drains are permitted. Slip drains in front of garage doors will be permitted. (Board Policy 01.104.03)

209 Colors - The exterior of houses, garages, mobile homes, boat docks, and other out buildings shall be earth tone colors. Stone, brick, and natural materials left in their natural color shall be approved. White may be approved for trim only. Trim is defined as wood or plastic outlining door openings, windows, garage door openings, or special decorations. Exterior doors may be white. (Board Policy 04.013.06) Black is an acceptable color for roofs and exterior trim only (Board policy 09.114.14) **ALL COLORS AND MATERIALS MUST BE APPROVED BY THE ECC.** ECC requires that color samples be submitted before a building permit will be granted. Any existing structure which is painted, stained or covered with earth tone colors may be repainted, re-stained or re-covered the same color and material without ECC approval. All others require ECC approval before repainting or staining. (Board Policy 02.309.93)

If a metal roof is being put on, the member **must** supply manufacturer documentation showing that the metal roof has a ASTM 1549 Solar Reflectance index of 40 **or** less. (Board Policy 09.113.14)

211 Roof Pitch – No structure shall have a roof pitch of less than 5/12. See ECC handbook for exemptions.

Garages are considered an accessory structure (ECC 113) and at no time shall an accessory structure (garage) be used for human habitation (ECC 405;9.0.1; 502). Garage conversions to habitable spaces require a Room Addition Permit and are subject to new building construction codes.

Driveways with or without culverts require separate additional permits and associated fees. Trees within the structure footprint + 10 ft perimeter does not require a tree removal permit: however, tree removal outside that perimeter does require a permit.

The following inspections will be performed:

	Date Inspected	Inspected By	Pass or Fail
Plan review			
Footer			
Foundation			
Framing			
Roofing			
Electrical			
Insulation			
Drywall			
Final			

*****This Permit expires 6 months from the date of issue (see ECC 105.1 for further detail)*****

By signing below you agree to follow to the rules listed above and all rules set forth in the Candlewood, ECC Building Codes and Permit Handbook, as well as any OSHA guidelines(contractors) and any other ORC Building Codes not addressed by the Candlewood Handbook. You, also, agree that this structure will not be used for any type of commercial activities or storage of commercial equipment or supplies.

Property Owners Name (print)

Property Owner Signature

Unit and Lot

Date Submitted

Phone Number

Contractor signature

For Office Use	
Permit Fee Paid By: _____	
Amount \$ _____	Date Received _____ Payment Type _____
Received By: _____ (CWL Office Staff)	
Refund Given: Date _____	Amount _____ 6220-100

Items required by ECC:

- Liability insurance for all builders
- Garage drawing (2 copies)
- Color Samples-roof, siding, trim, gutters, soffit, fascia, and all exterior surfaces
- Survey (showing garage location)
- Variance Forms received (when applicable)
- Culvert Permit (when applicable)
- Driveway Permit (when applicable)
- Tree Permit (when applicable)

Approved By:

ECC Members Signature _____ Date: _____

_____ Date: _____

Inspector's Signature _____ Date: _____

Copy given to member: _____ Date _____ Member initials
_____ Office Associate initials

