Accessory Buildings

City of Sparta
Building Inspection Department
(608) 269-4340

City Zoning Ordinance 17.05 B

City requirements for a *detached* garage in a residential zone:

-Minimum rear yard depth from garage - 5 feet or 10 feet where adjacent to alley
-Minimum front yard depth from garage - 25 feet, and in no case be located within the front plane of the main dwelling
-Minimum side yard depth from garage - 5 feet, 10 feet where adjacent to alley or 20 feet from a street side yard.
-Size - Lots under 1/2 acre = 860 square feet or 10% of the lot area, whichever is smaller. Lots over 1/2 acre = 960 square feet with the option of a Conditional Use permit issued by the Planning Commission of up to 3% of the total lot area (In no case may the total area of all accessory buildings on the property exceed 10% of the lot area.
-Maximum mean height of garage - 20 feet

City Building Ordinance 14.19

(2) Accessory Buildings and Structures

(a) Frame. Buildings and structures of wood frame construction shall be located not less than 10 feet from any principal building; except that such distance may be reduced to not less than 5 feet when the adjacent wall is protected by at least one hour fire rated construction.

(b) Masonry. Buildings and structures of masonry wall construction shall not be located less than 5 feet from any principal building.

(3) Footings and Foundation

(a) Accessory buildings and structures shall be provided with the same type footings and foundation as are herein required for the principal building,except that:

1. Buildings and structures with a width up to and including 26 feet may be built with a continuous floating slab of wire mesh re-inforced concrete not less than 4 inches thick, in which case the slab shall be provided with a thickened edge all around being 8 inches below the surface of the slab.*

2. Buildings and structures with a width exceeding 26 feet, but less than 36 feet, may be built with a continuous floating slab of wire mesh re-inforced concrete not less than 4 inches thick, in which case the slab shall be provided with a thickened edge all around being 12 inches wide by 12 inches below the surface of the slab. *

*(*Fiber mesh concrete may be used instead of wire mesh.)*

(b) Exterior wall curbs of masonry shall be provided not less than 4 inches above finished round grade, unless the wall construction within 4 inches of grade is approved insect and termite resistant. Bolts 3/8 inches in diameter, with nuts and washers attached, by 6 inches long, shall be embedded 3 inches in the concrete curb, 8 feet on centers.

(c) For purposes of this subsection, “width” is defined as the distance between the exterior of one main load bearing wall and the opposite load bearing wall.

(4) Wall Construction.

(a) All walls shall be designed to support all superimposed vertical dead loads and live loads from floors and roofs without exceeding the allowable stresses of the material.

(b) all walls shall be designed to withstand a horizontal wind pressure of at least 20 psf applied to the vertical

(5) Roofs and Ceilings.

(a) Roof and roof/ceiling assemblies shall support all dead loads plus the minimum live loads as herein specified.

(b) Roofs shall be designed and constructed to support a snow load of 30 psf assumed to act vertically over the roof area.

(c) Roofs shall withstand a pressure of at least 20 psf acting upward normal to the roof surface. Roofs shall be properly anchored to resist uplift.

(d) All roofs shall be designed and constructed to assure the proper drainage of water.

(6) Heating.

(a) Heating units and equipment in accessory buildings shall conform to the requirements of heating systems in the principal building. (Woodstoves must be listed for use in garages.)

National Electric Code Requirements

210-8 Ground-Fault Circuit Interrupter Protection for Personnel

(a) Dwelling units.

2. All 125-volt, single phase, 15- or 20-amp. receptacles installed in garages shall have GFCI protection for personnel (Exception: receptacles for appliances occupying dedicated space which are cord- and plug-connected, ie: freezer, refrigerator, laundry appliances.)

3. All 125-volt, single phase, 15- and 20- amp. receptacles installed outdoors where there is direct grade level access to the dwelling unit and to the receptacles shall have GFCI protection for personnel.

210-52 Dwelling Unit Receptacle Outlets.

(g) Basements and garages. For a one-family dwelling, at least one receptacle outlet, in addition to any provided for laundry equipment, shall be installed in each basement and in each attached garage, and in each detached garage with electric power.

225-8 (b) Disconnect Required for Each Building.

1. Each building or structure on the same property and under single management must be provided with a means to disconnect all ungrounded conductors. The disconnecting means shall be installed either inside or outside the bldg.

250-24 Two or More Buildings or Structures Supplied from a Common Service.

(a) Grounded systems. Where two or more buildings or structures are supplied from a common service, the grounded system in each building or structure shall have a grounding electrode (exception: where only one branch circuit is supplied and there is no equipment in the building that requires grounding).

State Plumbing Code Requirements - ILHR 82.34

Garages for one- and 2- family dwellings. 1. Floor drains serving garages for one- and 2- family dwellings shall be provided with a solid bottom sediment basket (or a garage type catch basin)

The floor drain/catch basin may drain to the municipal storm sewer or sanitary sewer (vent and clean out required) or to grade (to drain on own property).

“French” drains are prohibited.