

Room Addition Handout

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The following items are required by the Village Building Code and are necessary to include in any plan which is submitted for a building permit.

1. Submit a certified plat of survey, showing the location and size of the proposed addition.
2. Identify size, location and type of windows being used. Glazed areas of the windows must equal at least 8% of the square footage of the floor area, 4% of which must be openable.
3. Identify ceiling height, which must be at least 7 foot 6 inches.
4. Stairs must be designed so that maximum riser is 8 1/4 inches and the tread depth is a minimum 9 inches. If the stairs have 3 or more risers, a handrail is required.
5. Identify smoke detectors that are required to be located outside of each sleeping area and on each story of the dwelling.
6. Identify foundation details, which must show the width and depth of the wall and the type of dampproofing being used.
7. If the addition is to have a crawl space, access and ventilation must be identified. The clearance between the crawl space floor, which must be constructed of at least 2 inches of concrete, and the floor joists above must be at least 36 inches.
8. Identify the grade, span, size and spacing of structural components being used for the floor, walls and ceiling.
9. Identify the type of corner bracing being used.
10. Identify the type of covering being used for the interior and exterior of the walls.
11. Identify access to the attic area, which must be a minimum of 18 inches X 24 inches.
12. Identify the grade, span, size and spacing of structural components being used for the roof.
13. Identify the type of insulation being used and its R factor.
14. Identify the number and type of roof vents being used.
15. Identify the type and fire classification of covering being used for the roof.
16. Identify the location and number of electrical outlets and switches.
17. If there is any change to the plumbing system, show the type of material and the method of installation being used.

The existing grade and drainage of this property can in no way be change from the original plan as approved by the Village Engineer. All soil excavated as a result of the construction of this structure must be removed from the property.

ROOMS ATTACHED TO A RESIDENTIAL HOUSE that have screens, windows and/or sliding glass doors and/or exterior doors shall be classified as a room addition to the main structure and shall be required to adhere to the Village of Orland Hills Code of Ordinances:

Zoning Code, Chapter 159

and

Building Code, Chapter 150