



BUILDING DEPARTMENT
(847) 395-1000
FAX: (847) 395-1920
Hours: 8:00 am – 4:30 pm

ROOM ADDITIONS

Call J.U.L.I.E. (800-892-0123) before digging!

Below you will find a summary of code requirements for room additions within the Village of Antioch, based upon the 2003 International Residential Code. **THIS IS ONLY A SUMMARY.** You may find it helpful to become more familiar with the Building Code, as you are designing your room addition. Please feel free to call the Plans Examiner at (847) 395-1000 if you have any questions.

WHERE CAN MY ROOM ADDITION BE LOCATED?

- A room addition built after completion of the main building must maintain single-family residence lot line distances, including rear, sides and building line setbacks.
- Rear yard setbacks are 25'. Room additions cannot extend beyond the side building lines, which are 10% of the lot width, or 6' from the lot line, whichever is greater (or as indicated by Plat of Survey).
- The existing grade and drainage of this property can in no way be changed from the original plan as approved by the Village Engineer.
- The addition, as well as all other structures on the property, cannot exceed more than 35% of the lot area.

SPECIFIC REQUIREMENTS TO BE NOTED IN YOUR DRAWING

- Light and ventilation schedule. Indicate sizes on drawing.
 - 8% of floor space for light
 - 4% of floor space for ventilation
- Egress window schedule for bedrooms and basement (if applicable)
 - minimum net clear opening of 5.7 sq. ft., minimum height of 24" and a minimum width of 20" with a minimum sill height of 44"
- Ceiling heights
 - not less than 7' to the lowest projection
- Header, beam, sawn lumber floor and ceiling joist layouts and sizes
- Truss, both roof (30 PFS) and floor (40PSF) as well as "I" joist layout, sizes and engineered specs
- Door schedule. Indicate sizes on drawing.
- Show grades of lumber
 - grade 2 or better
- Provide a detailed wall section showing:
 - footing and foundation wall sizes along with 2 rows of 5/8" rebar top and bottom, drainage and sump details (if applicable)
 - if a crawlspace show ventilation, vapor barrier and access

- wall framing members including: studs, headers, plates, wall (R-15) and ceiling insulation (R-30 for vaulted and R-38 for flat), floor and ceiling joists and roof trusses and/or rafters with roof sheathing (5/8" along with "H" clips if framing is greater than 16" o.c.)
- attic, show ventilation baffles, eaves and roof vents and access
- ice and water shield for 24" inside the exterior wall line
- any stairs (7 3/4" max. riser, 10" min. tread), handrails for 4 or more risers (34"-38" up from nosing), guardrails on landings (42" high when landing is more than 30" above the grade or floor below)
- Provide heating and air conditioning (when applicable) drawing
- Indicate location of smoke detectors and carbon monoxide detectors (within 15' of a bedroom by State statute)
- Show any plumbing
- Provide mechanical ventilation in bath room (when applicable)
- Indicate all electric, location of main service panel and the remaining circuits available
- Show any masonry flashing and lintels (when applicable)

WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT

- Completed Permit Application.
- Proposal from Contractor; if applicable.
- Four Scalable Certified Copies of the Plat of Survey, *in its entirety*, showing the location and size of the proposed addition to scale, including proposed setbacks.
- Four Complete Sets of Building Plans.
- Copy of Electrician License and Original Insurance Certificate (\$1 Million Liability), or an Affidavit from the Homeowner accepting responsibility for electrical work not performed by a licensed electrician.
- Copy of Plumber's Illinois License and Bond (055-#/058-#).
- Copy of the Homeowner's Association Approval Letter or sign Disclosure (attached) whichever is applicable.

WHAT HAPPENS NEXT?

We will contact you by phone or fax within 5 – 10 business days to inform you when your permit is ready to be picked up. Work cannot be started until the permit is paid for and picked up. The permit must be picked up in person. We accept cash or checks. If there are additional items needed before permit issuance we will try to contact you as soon as possible.

HOW MUCH WILL MY PERMIT COST?

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees, and all inspections. Per Village Ordinance 09-11-32 50% of the fee shall be collected at the time of permit submission (application).

Per Village Ordinance 09-08-23 an electronic filing fee will be assessed. If electronic documents are not provided by the applicant, each application for a site development or building permit fee shall be accompanied by a 10 dollar flat fee plus, 8 dollars for each 24" by 36" full sized plan sheet and 1 dollar per 11" by 17" or smaller sheet.

WHAT INSPECTIONS ARE REQUIRED?

1. Footing
2. Foundation
3. Rough framing and mechanicals
4. Insulation
5. Drywall prior to taping
6. Completion

INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-1000 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD; IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.

PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.

IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$150.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.

NO RE-INSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.

THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER _____.

Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit "after-the-fact". Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor's Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR's), which are private restrictions subject to enforcement by a Homeowners' Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR's.

NOTE: Building Plans are to be kept on site as per Building Code

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

Signature

Date

DISCLOSURE REGARDING PRIVATE COVENANTS

The undersigned owner of property (listed below) in the Village of Antioch hereby acknowledge that the Village of Antioch has advised them that there may be private covenants, restrictions and conditions of record (the "private covenants") which do not allow the undersigned to execute the type of work requested, even though doing so may be allowed under the Village's ordinances upon issuance of a building permit. The Village does not enforce private covenants. However, under most private covenants a homeowner's association or any owner or owners in a subdivision have the power to enforce the covenants, including making you remove the improvements and paying for their attorney's fees if they are successful in any litigation to enforce the private covenants. If you are not sure whether the private covenants allow you to make proposed improvements, you should review the private covenants before installing them and entering into a contract to have the improvements installed by a contractor or yourself.

Owner

Owner

Address

____ - ____ - ____ - ____

Pin Number