

Garage Conversion



Village of Hoffman Estates

Code Enforcement
1900 Hassell Road
Hoffman Estates, IL 60169
(847) 781-2631

www.hoffmanestates.org/permits

Submittal Requirements:

- Detailed building plans must be submitted, drawn to 1 inch = 1/4 inch scale.
- A scope of work or contract must be submitted.
- A plat of survey must be submitted.

Code Requirements:

- In order for an existing attached garage to be converted to living space, a detached garage (with a minimum of 440 square feet of interior area) shall be provided.
- A portion of the existing driveway which leads to the former garage is required to be removed. This must be shown on the Plat of Survey, along with the location of the proposed detached garage and driveway leading to it.
- Applicant must be able to verify that the existing, attached garage has a continuous foundation wall which extends down to a minimum of 42 feet below grade.
- A detail must be submitted showing how the former garage door opening will be enclosed and how the floor of the existing garage will be finished. All lumber coming in contact with concrete shall be preservative treated.
- Walls, insulation, electrical outlets, switches, and any plumbing fixtures must be shown on the plans. Please indicate the locations and sizes of doors and windows.
- If the room will be a sleeping room, it must have an egress window. Egress windows shall be a minimum of 5 square feet of open area, a minimum of 24 inches high, a minimum of 20 inches wide with the sill height on the interior, and a maximum of 44 inches above the finished floor.
- All sleeping rooms require a separate smoke detector inside and out.
- All receptacles that are not required to be ground fault (GFCI) protected shall be arc fault (AFCI) protected and tamper resistant.
- Supply and return ventilation air shall be provided to the finished space.
- All receptacles shall be spaced no further than 12 feet apart and within 6 feet of doors and other breaks in the wall. Any wall wider than 2 feet requires a receptacle.

Inspection:

- A number of inspections will be required and will be outlined upon permit pick up. These include insulation, framing, electrical, plumbing, fire and more.
- A final inspection is required upon completion of work.
- Additional Inspections may be required.