

Single Family Home – New & Additions



Village of Hoffman Estates

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

www.hoffmanestates.org/permits

Submittal Requirements:

- Building plans must be stamped by an Illinois Registered Architect or Structural Engineer in conformance with the IDPR. Plans shall include elevations, structural plans, detailed wall sections of wall types used, detailed floor plans, etc.
- A scaled and up to date plat of survey must be submitted showing the size and location of new construction, easements, setbacks, and all existing and proposed structures on the property.
- A soils report must be submitted that is sealed and signed by a design professional, including engineers' recommendations, modifications and/or corrections. (not required for additions)
- Floor Area Ratio calculation must be submitted.

Code Requirements:

- Architectural building plans shall include all elevations, load path and structural details, detailed wall sections of foundation and exterior/envelope for all wall/roof assemblies used, detailed floor plans, locations of existing sprinkler heads (if applicable), demo plans (if applicable), etc. The complete scope of work shall be indicated on the construction plans and be consistent with any supplemental documentation that is provided such as energy certification and soils report.
- Electrical
 - Complete scope including size and location of meter, service panel, GFCI Protection, receptacles, light fixtures, switches, ceiling fans, smoke detectors, CO detector, arc-fault protection, etc.
- Plumbing
 - Riser and underground schematic and complete scope of plumbing work.
- Mechanical
 - HVAC unit details and location, return and supply locations, and heat load calculations are required.
- Energy
 - Compliance with the 2015 Illinois Energy Conservation Code must be demonstrated on the plan and by supplemental documentation such as REScheck, Rem Rate, or other approved compliance certification.
- Grading
 - The information provided must be sufficient to verify proper drainage patterns and that there will be no adverse impact to adjacent properties. The grading plan must include top of foundation, finished grade, proposed topo, and full limits of proposed grading.

Inspections

- Multiple inspections will be required.
- A final inspection will be required upon completion of work.
- Additional inspections may be required.

Floor Area Ratio Worksheet



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Please complete the following worksheet to determine the Floor Area Ratio of a property. **These calculations are required for all new homes, home additions, accessory structures, screen rooms and sunrooms.** The calculations must be exact and complete. The accompanying plans or submittals must be sufficient to verify all calculations. If the information is not complete and accurate then the permit may be denied.

The FAR is the numerical value obtained through dividing the Gross Floor Area of a building by the total area of the lot or parcel of land on which such building is located. The Gross Floor Area is defined as the sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of exterior walls. Gross Floor Area does not include garage space but does specifically include:

- a. Basement space, if at least one-half of the basement story height is above the established curb level or where the curb level has not been established, above the average level of the finished grade.
- b. Stairwells at each floor.
- c. Attic floor space where the structural headroom exceeds seven and one-half feet.
- d. Enclosed porches, but not terraces and breezeways.

1. Gross Floor area (square footage) of existing home based upon definitions above: _____
2. Total proposed square footage of addition(s): _____
3. New total square footage of home (add steps 1 and 2): _____
4. Total area of lot or parcel on which dwelling is located: _____
5. Divide Step 3 by Step 4 to find Floor Area Ratio (Example: .25): _____

Owner (please print)

Address

Signature

Date