

RESIDENTIAL ADDITIONS TO SINGLE-FAMILY DETACHED HOMES

APPLYING FOR A PERMIT

The following must be submitted for the issuance of a building permit:

- 1) Completed building permit application
- 2) Copy of your plat of survey indicating the proposed:
 - location of the addition
 - dimensions of the addition
 - measurements from property lines
- 3) Detailed framing plan, including materials to be used, electric, plumbing and mechanical detail, as applicable. Plans must be drawn to scale. (2 copies)

Once submitted, the building permit must be reviewed for zoning and building code compliance. ***The review process takes approximately two weeks. Apply early to ensure that you have your permit prior to beginning construction.***

ZONING REQUIREMENTS

Required Setback	R1 District	R2 District
Front yard	30 feet	25 feet
Rear yard	40 feet	30 feet
Side yard	8 feet	Lesser of 6 feet or 10% of lot width, but in no case less than 5 feet
Combined side yards	20 feet (or 16 feet for single-family dwelling with attached garage)	16 feet (or 12 feet for single-family dwelling with attached garage)
Maximum Building Coverage (all structures)	30%	50%

Please contact the office of Community Development at (708) 206-3386 with questions concerning your property's zoning.

CONSTRUCTION REQUIREMENTS

Please complete the materials sheet on the reverse of this form when submitting your plan. A full footing and foundation of 42 inches is required.

INSPECTION REQUIREMENTS (as applicable)

- Footing
- Underground plumbing
- Electrical service
- Underground electric
- Rough electrical, framing, mechanical, plumbing
- Insulation
- Final electrical, framing, mechanical, plumbing

**CALL 24 HOURS IN ADVANCE FOR INSPECTIONS.
(708) 206-3856**

TYPICAL WALL SECTION

(PLEASE FILL IN APPLICABLE MATERIALS)

ATTIC INSULATION R-49

ROOF PITCH

DETAIL - A

INSULATION RATING

WALL FRAMING
CORNER BRACING

INSULATED (WALL SHEATHING)
R-VALUE

EXTERIOR WALL FINISH

DETAIL - B

GRADE LEVEL

10" BOLTS 6' O.C.

INSULATION R-10

DAMP - PROOFING

DRAIN TILE
4" MINIMUM

18"

CRAWL SPACE

ROOF COVERING

ROOF SHEATHING

VAPOR BARRIER

INTERIOR WALL FINISH

ROOF FRAMING

CEILING FRAMING

CEILING FINISH

FINISH FLOORING

SUB FLOORING

FLOOR FRAMING

1/2 INCH DRYALL

SILL PLATE

TREATED WOOD REQ'D.

INSULATION
RATING

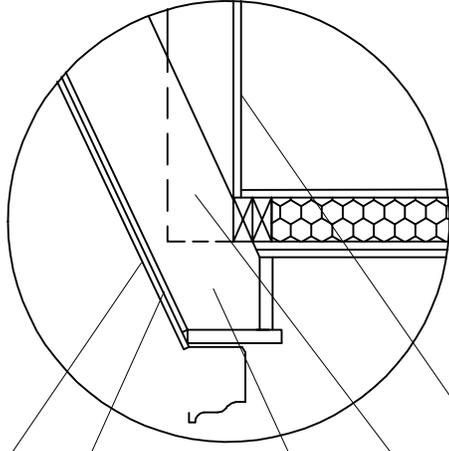
10" BOLTS 6' O.C.
2 PER PLATE

4" MIN. THICKNESS

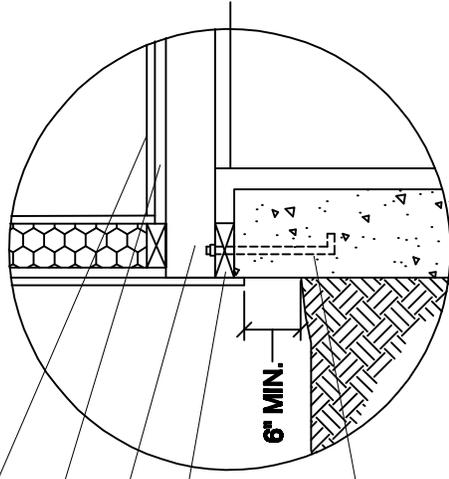
BASEMENT

18"

ALL FRAMING 16 INCH O.C.



DETAIL - A



DETAIL - B

