

ROOM ADDITIONS-RESIDENTIAL

This information is designed to assist an applicant in applying for a permit for a room additions. This handout is not all inclusive. It identifies items we find are most often missing in permit submittals. Special circumstances or unique designs may require Village Staff to request additional information or details.

Permit Requirements

- Completed permit application including the estimated cost of construction and all contractors and their contact information. All contractors/subcontractors must have a copy of their license, surety bond and liability insurance on file for each job done in the Village of Lakemoor.
- **Two (2) copies of plat of survey** with structure drawn to scale.
- **Two (2) sets of sealed and signed architectural drawings** depicting floor plan indicating locations of windows, doors, electrical receptacles, lights and switches.
 - Section view showing footings, foundation, wall, roof and ceiling structures.
 - Rough site plan showing location of addition. Show full dimensions for new driveways or patios so that square footage may be determined.
 - Elevations showing all exterior sides of addition.
 - All loads are required to be shown on plans for habitable room additions.
- HOA approval letter (if applicable).
- Once submitted, Village staff reviews all documents for compliance with Village Code. You will be contacted when the permit is ready for pickup.

Construction/Code Guidelines

- Room additions must meet the same zoning requirements as the existing dwelling.
- Total glass area- not less than 8% of the floor area of room.
- Ventilating area- not less than 4% of the floor area of room.
- Doors-
 - Exterior service doors: 2' 8"x 6' 8" minimum
 - All habitable rooms and bathroom doors: 2' 4"x 6' 8" minimum.
 - Powder room doors: 2' 0" x 6' 6" minimum.
- The minimum ceiling height for a room addition is 7' 6".
- Provide adequate vapor barrier and insulation in floor, wall and ceiling and cover wall and ceiling with ½" drywall.
- All connections to existing structures shall be to bare wood. Such as new roof and wall connections.
- All foundation walls shall extend a minimum of 3' 6" below grade and should be doweled into existing foundation.

- A minimum of 2, #4 reinforcing bars shall be placed within 18 inches at the top and bottom of all foundation walls where concrete footings and wall have been installed for building construction.
- A minimum of 2, #4 reinforcing bars shall be installed to encompass all window and/or door openings in concrete footing and wall applications in a manner as designed by an Illinois registered architect.
- Roofing and siding material should match existing dwelling.
- Slab floors- 4" concrete, 4" of gravel fill, and 6 mil. vapor barrier.
- Anchor bolts- 10" long x 1/2" diameter with nut and washer. Maximum 6' on center, and no more than 11" from a joint.
- At least 2 anchor bolts in any plate.
- All underground waste piping shall be 4" Schedule 40 PVC minimum.
- Provide cleanouts at the base of all stacks.
- Air cushions: 18" for risers and 12" for fixtures.
- Shall have at least one switched receptacle.
- If an extra bathroom is installed in addition, it shall have at least one switched receptacle with ground fault interrupter.
- If a window is not provided in an above-mentioned bathroom, a ventilation fan shall be installed and fan shall be switched separately. Room size shall dictate type of fan used; duct fan to outside air.
- Wall receptacles shall be located a maximum of every 12 lineal feet of wall space.

Inspections

- Allow for 24 hours advance notice on all inspections. (Inspections are M-W-F, except holidays).
 - Prepour- before all footing, foundation and slab pours.
 - Rough inspection-framing, plumbing, electrical and mechanical.
 - Insulation
 - Active roofing
 - Final inspection- framing, plumbing, electrical and mechanical.

Reminder

- State law requires the actual person doing the digging to contact J.U.L.I.E. for location of underground utilities at least 48 hours before starting to dig. Call 1-800-892-0123 or 811.
- Homeowner's Associations (HOA) may have covenants, conditions and restrictions that are more restrictive than the Village of Lakemoor's Zoning Ordinances. Therefore, it is the responsibility of the homeowner to acquire approval from their Homeowner's Association for any construction proposed under this building permit.
- If you have questions on your project, you are encouraged to contact the Village of Lakemoor Building Department at (815) 385-1117.