



# CITY OF ELMHURST

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Address: \_\_\_\_\_ Permit No.: \_\_\_\_\_

## R-E Minimum Plan Submittal Requirements / 2016

**Attn: All Architects and Contractors**

The items listed below are required by the City of Elmhurst to be shown on the construction documents.

|              | Item   | Approved | Disapproved | Description  |
|--------------|--|----------|-------------|--|
| <b>Sec 1</b> | <b>Zoning</b>  |          |             | <b>All should be property line to eave</b>   |
| <b>A</b>     | Front Yard   |          |             | 40' or average on block, whichever is greater - 18" eaves – ok   |
| <b>B</b>     | Side Yard  |          |             | 10% of lot width, but no less than 10'-0"  |
| <b>C</b>     | Rear Yard  |          |             | 40' measured to building~18" eaves ok  |
| <b>D</b>     | Corner/side  |          |             | 25'0" to building – 18" eaves ok   |
| <b>E</b>     | Building Height  |          |             | The lesser of 35' or 2-1/2 story (shown on elevation)  |
| <b>F</b>     | Square Footage   |          |             | 25% Allowed _____ / Actual _____   |
| <b>G</b>     | Monotony Code  |          |             | EMC 24.12(a)   |
| <b>H</b>     | Area & Volume  |          |             | All requirements per 3 #3b)  |
| <b>I</b>     | Fireplace  |          |             | 12" projection allowed into required side yard   |
| <b>J</b>     | Equipment  |          |             | A/C units, etc. NOT permitted in req'd. side yard (5#3c)<br>Generators: 18" from wall of house, 60" to openings  |
| <b>Sec 2</b> | <b>Concrete</b>  |          |             |  |
| <b>A</b>     | 6" Gas curb  |          |             | On all walls common to house (3 #35)   |
| <b>B</b>     | Footing size   |          |             | 12" thick min, 6" extension (3 #11 d & e), (3#47)  |
| <b>C</b>     | Wall size  |          |             | 8" thick min for frame ,10" min. for brick veneer  |
| <b>D</b>     | Rebar size   |          |             | (2) #5 bars top and bottom minimum (3 #11a)  |
| <b>E</b>     | Depth  |          |             | 48" below grade min (3 #11c)   |
| <b>F</b>     | Bsmt floor thickness   |          |             | 4" minimum (3 # 11k), (3#52)   |
| <b>G</b>     | Garage floor thickness   |          |             | 5" minimum (3 #52a)  |
| <b>H</b>     | Gravel thickness   |          |             | 5" min – garage and basement (3#52a),b)  |
| <b>I</b>     | Vapor barrier  |          |             | 6 mil (3 #52a)   |
| <b>J</b>     | Wire mesh  |          |             | 5"=w2.1 x w2.1 wwm, 4"=w1.4 x w1.4 wwm (fiber mesh ok) (3#11k)   |
| <b>K</b>     | Drain tile   |          |             | 12" gravel base (4#22a)  |
| <b>L</b>     | Waterproofing  |          |             | IRC R406.1 / 406.2   |
| <b>M</b>     | Window wells & covers  |          |             | 1@ 9 sq. ft. w/3 ft. proj & fixed ladder (IRC R310.2) (3#11j)<br>Add one for Basement Bedrooms or Private Rooms. |
| <b>N</b>     | Crawlspace   |          |             | 3' min height (3 #31) from base to bottom of FJ's/Insulation   |
| <b>O</b>     | Bsmt. Insulation   |          |             | R15/19 (min. 48" below grade) 10/13 (full height) 2018 IECC and State of IL amend.                               |
| <b>Sec 3</b> | <b>Floors LL = 40 psf. All occupied levels</b>                                 |          |             |  |
| <b>A</b>     | Sheathing  |          |             | 3/4 + 1/2 plywood or double 5/8" plywood (3 #12f)  |
| <b>B</b>     | Spacing  |          |             | 16" O.C. (3 #12a)  |
| <b>C</b>     | Species  |          |             |  |
| <b>D</b>     | Grade  |          |             | All must be on plans – IRC R502.3.1 (2)  |
| <b>E</b>     | Span   |          |             | W/ Bridging 8'-0" oc max.  |
| <b>F</b>     | Size   |          |             |  |
| <b>G</b>     | Floor Loads  |          |             | 40lb LL and 10lb. DL (min.) Decks = 60lb LL + 10lb DL  |
| <b>Sec 4</b> | <b>Walls</b>   |          |             |  |
| <b>A</b>     | Spacing Stud   |          |             | 16" O.C. (3 #12a) bridging req'd for walls over 10' high   |
| <b>B</b>     | Size   |          |             | 2 x 4 or 2 x 6 Wall Bracing per IRC R602.10  |
| <b>C</b>     | 2" x 6" plumbing wall  |          |             | <input type="checkbox"/> Yes <input type="checkbox"/> No Must be on plans (3 #12b) (4#5)                         |
| <b>D</b>     | Headers  |          |             | Minimum size – must be on plans (IRC R602.7.1)   |
| <b>E</b>     | Wall Sheathing   |          |             | 1/2" Plywood or OSB minimum (entire envelope) (3 #12e)   |
| <b>F</b>     | Insulation   |          |             | R-20 or 13+5 2018 IECC Table R402.1.2  |
| <b>G</b>     | Drywall  |          |             | 5/8 type x min. (Tab 3 #12 g) (3#33)   |
| <b>H</b>     | hr door to garage (20min)  |          |             | <input type="checkbox"/> Yes <input type="checkbox"/> No (3#12p)   |
| <b>I</b>     | Egress windows   |          |             | <input type="checkbox"/> Yes <input type="checkbox"/> No (all egress windows to be labeled) (IRC R310.1)         |
| <b>Sec 5</b> | <b>Ceiling LL = 10 psf w/o storage LL = 20 psf w/ storage + 10 psf dl.min.</b> |          |             |  |
| <b>A</b>     | Spacing  |          |             | 16" O.C. (3 #12a)  |
| <b>B</b>     | Species  |          |             |  |
| <b>C</b>     | Grade  |          |             | All must be on plans – IRC R802.4(1-2)   |
| <b>D</b>     | Span   |          |             |  |
| <b>E</b>     | Size   |          |             |  |
| <b>F</b>     | Attic access   |          |             | (30" x 30" minimum) w/light (Tab 3 #36)  |
| <b>G</b>     | Insulation   |          |             | R-49 2018 IECC/ R-30 at Cathedrals Ceilings/500sf. or 20%  |
| <b>H</b>     | Drywall  |          |             | 5/8" type 'X' w/ (2) layers on clg. of garage. (3#12g) (3#33)  |

|               | Item                     | Approved | Disapproved | Description  |
|---------------|--------------------------|----------|-------------|--|
| <b>Sec 6</b>  | <b>Roof LL = 30 psf.</b> |          |             |  |
| <b>A</b>      | Spacing                  |          |             | 16" O.C. (Tab 3 #12a)  |
| <b>B</b>      | Species                  |          |             |  |
| <b>C</b>      | Grade                    |          |             | All must be on plans – IRC 802.5.1(1-8)                            |
| <b>D</b>      | Span                     |          |             |  |
| <b>E</b>      | Size                     |          |             |  |
| <b>F</b>      | Roof Sheathing           |          |             | 5/8" ext grade <b>PLYWOOD</b> (min) (3 #12d)                       |
| <b>G</b>      | Felt                     |          |             | 15# minimum  |
| <b>H</b>      | Ice & Water Shield       |          |             | 2' beyond interior wall (min) – horizontally R905.2.7.1 (3#61)     |
| <b>I</b>      | Shingles                 |          |             | 240# minimum   |
| <b>J</b>      | Roof Vents               |          |             | Proper number provided   |
| <b>K</b>      | Attic – ventilation      |          |             | Volumes with calculations (if applicable) (1/150/1/300) IRC R806.2 |
| <b>Sec 7</b>  | <b>Stairs</b>            |          |             |  |
| <b>A</b>      | Rise                     |          |             | 7-3/4" (max) (IRC R311.7.5.1)                                      |
| <b>B</b>      | Run                      |          |             | 10" (min) (IRC R311.7.5.2) 11" W/O Nosing                          |
| <b>C</b>      | Nosing                   |          |             | 3/4 min – 1-1/4 max  |
| <b>D</b>      | Landing                  |          |             | Each side of egress (3' x 3' min) (IRC R311.7.6)                   |
| <b>E</b>      | Handrails & guardrails   |          |             | IRC R311 - IRC R312  |
| <b>Sec 8</b>  | <b>Fireplaces</b>        |          |             |  |
| <b>A</b>      | All masonry              |          |             | IRC R1001 (3#15a)  |
| <b>B</b>      | Gas shut off             |          |             | In same room as fireplace  |
| <b>C</b>      | 12" smoke shelf          |          |             | (3 #15a)   |
| <b>D</b>      | 10' – 2' rule            |          |             | 3' on gable end of house (shown on elevations) IRC R1003.9         |
| <b>E</b>      | Direct vent-out of wall  |          |             | (3 #15c)i, ii,iii)   |
| <b>F</b>      | 1 layer of 5/8" durarock |          |             | (3#15c)  |
| <b>G</b>      | Fixed glass front panel  |          |             | (3 #15c)   |
| <b>H</b>      | Hearth                   |          |             | 20" min. (3 #15a) side extensions per IRC R1001.1                  |
| <b>I</b>      | Fresh air intake         |          |             | IRC R1006 (3#15a)  |
| <b>Sec 9</b>  | <b>Mechanical</b>        |          |             |  |
|               | Location:                |          |             |  |
| <b>A</b>      | Door                     |          |             | Solid when in certain location (5 #5(b) 3)                         |
| <b>B</b>      | Closer/Weatherstrip      |          |             | When not in basement (5 #5(b) 3)                                   |
| <b>C</b>      | CO and smoke detectors   |          |             | (3 #13a) aa)   |
| <b>D</b>      | Mechanical room flooring |          |             | (2) 1/2" cement board or 2" of poured conc. (3#14e) (5#3f)         |
| <b>E</b>      | Manual J                 |          |             | 2018 IECC  |
| <b>Sec 10</b> | <b>Plumbing</b>          |          |             |  |
| <b>A</b>      | Fixture Units            |          |             | Per IL Plumbing Code sect 890, Appendix A, Table M                 |
| <b>B</b>      | Upgrade service size:    |          |             | (4 #7) 1" min. (1-1/4" not allowed) or 1-1/2" copper K             |
| <b>C</b>      | Meter size:              |          |             | 1" Meter (Only Size City Provides)                                 |
| <b>D</b>      | 3" x 4" through roof     |          |             | (4 #13)  |
| <b>E</b>      | Supply                   |          |             | 1/2" supply at fixtures (Tab 4 #21)                                |
| <b>F</b>      | 2" vent for multiple     |          |             | (4 #13)  |
| <b>G</b>      | 4" PVC allowed U.G.      |          |             | (Tab 4 #11)  |
| <b>H</b>      | Drain, Waste & Vent      |          |             | Diagram with sizes (4#15)  |
| <b>I</b>      | Washer pan               |          |             | (4 #15b)   |
| <b>J</b>      | Heat Trap                |          |             | Heat Trap on Water Heater (4 #31)                                  |
| <b>K</b>      | Insulation               |          |             | On Piping per Table R 403.5.3 2018 IECC                            |
| <b>L</b>      | Radon Mitigation Dtl.    |          |             | Passive___ or Active _____ Appendix F IRC                          |
| <b>Sec 11</b> | <b>Electrical</b>        |          |             |  |
| <b>A</b>      | Service size:            |          |             |  |
| <b>B</b>      | GFCI outlets             |          |             | (6 #6) (3#13e)   |
| <b>C</b>      | Smoke detectors          |          |             | In all sleeping rooms (3 #13a) (6#8)                               |
| <b>D</b>      | C.O. detectors           |          |             | (3 #13aa) (6#9)  |
| <b>E</b>      | Attic light              |          |             | (3 #36) IRC R-305.1.3  |
| <b>F</b>      | Light and vent schedule  |          |             | 8% light/4% vent: Basement: 2% light & vent (3 #30-303.9)          |
| <b>G</b>      | Arc-Fault Protection     |          |             | THROUGHOUT 2014 NEC  |
| <b>H</b>      | Tamper Resist. Outlets   |          |             | THROUGHOUT 2014 NEC  |
| <b>I</b>      | Certificate (IECC)       |          |             | Stating all R-values and U-factors. 2018 IECC R401.3               |

*In order for your plans to be reviewed, all plan submittal requirements must be clearly indicated on the drawings. Information that does not pertain to this specific product needs to be deleted and omitted.*

Minimum construction req's attached:  Review By: \_\_\_\_\_  
Comments: \_\_\_\_\_