VILLAGE OF ORLAND PARK

DEPARTMENT OF DEVELOPMENT SERVICES PHONE (708) 403-5300
14700 S. RAVINIA AVENUE FAX (708) 403-6215
ORLAND PARK, IL 60462

ROOM ADDITION

1. Plat of survey

2. Site plan showing location of addition (see attached). *Not necessary for second story addition.*

3. Two sets of plans drawn to scale showing the following:
   a) Type of exterior walls
   b) A section through the exterior wall showing foundation, interior wall construction and roof construction (see attached)
   c) Floor plan layout showing location of walls, direction of joists, points of bearing and window sizes
   d) Elevations (front, side & rear views of addition)
   e) Foundation plan where needed (see attached)

4. Building permit application, zoning permit; electrical and plumbing permits (if necessary)

**An architect's seal is required on all drawings for additions over 600 sq. ft., and for all second story additions.

FOUNDATION REQUIREMENTS

1. Combination footing/foundation wall
   a) Minimum 42" depth for frost cover
   b) Footing size - 20" wide, 10" thick
   c) Foundation wall width - minimum 10"
   d) Footing and foundation wall to be dowelled into existing foundation with two #5 reinforcing rods, minimum 3' in length

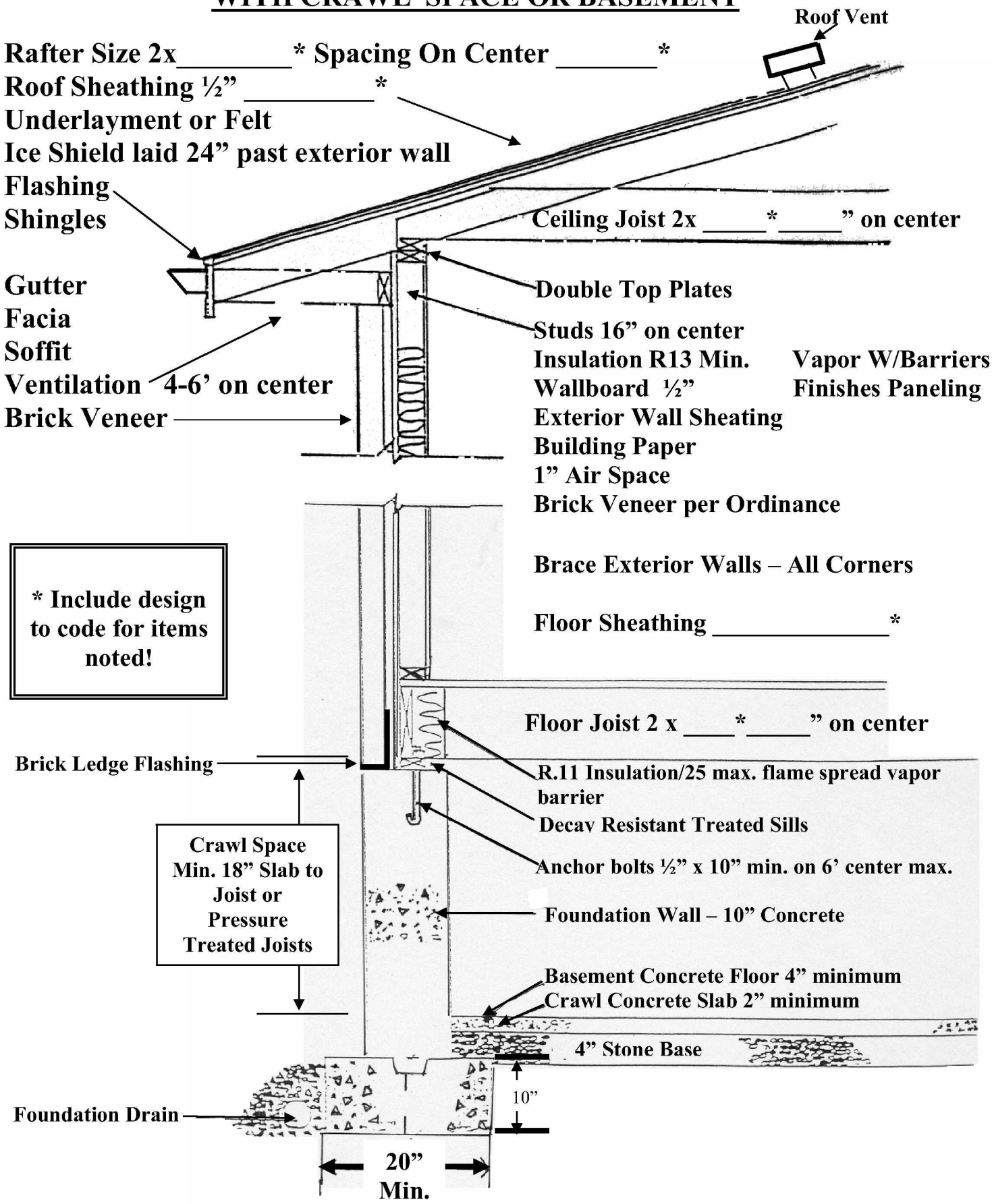
2. Trench foundation (when brick veneer is NOT required)
   a) Minimum 42" depth for frost cover
   b) Trench size - 42" deep, 12" minimum width
   c) Trench to be dowelled into existing foundation with two #5 reinforcing rods, minimum 3' in length
   d) Slab to be monolithically poured with trench
   e) Minimum 4" concrete slab with 6 x 6 reinforcing wire on minimum 2" granular base with 6ml.vapor barrier

3. Crawlspace
   a) Perforated drain pipe required in or outside of footing or both, connected to storm sump pit
   b) Minimum 2" granular base with minimum 2" concrete floor

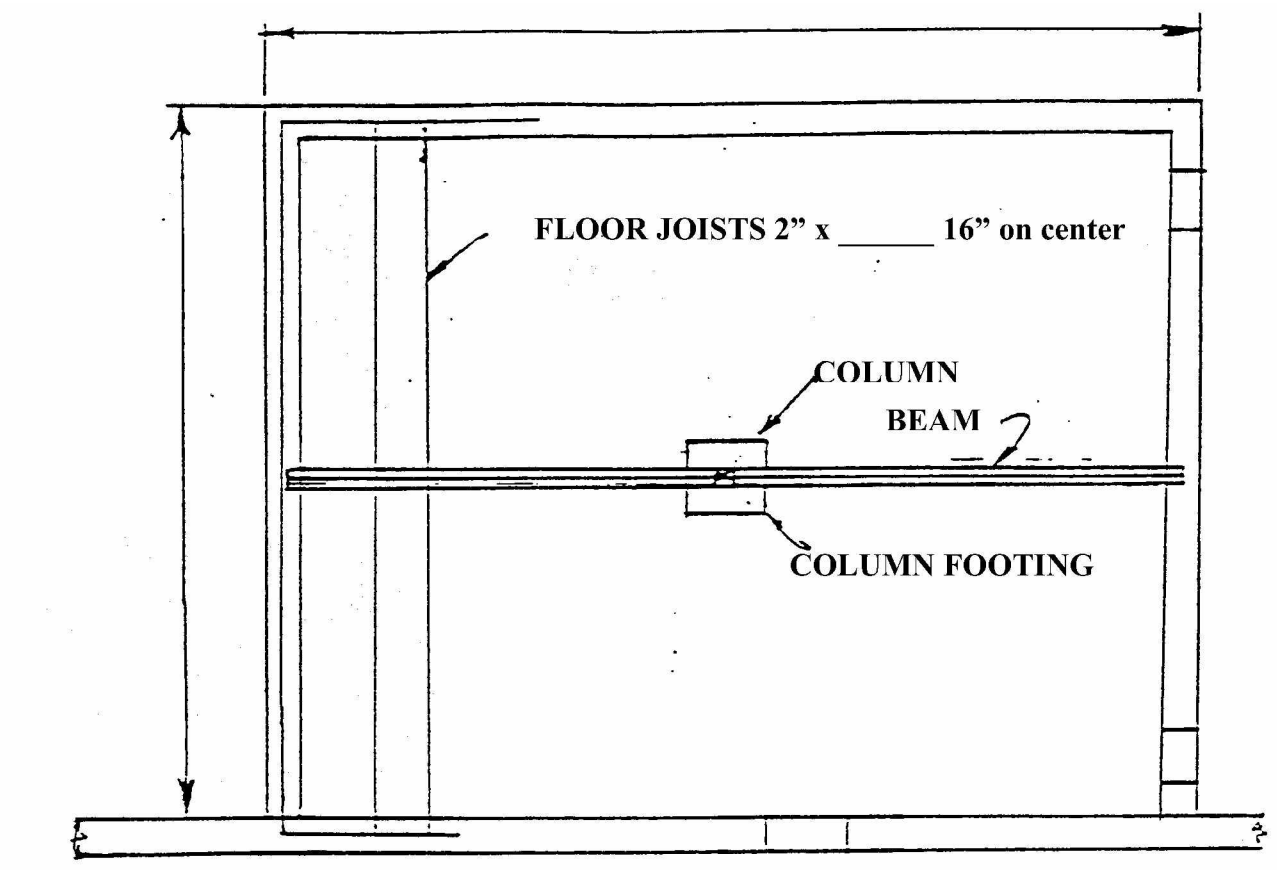
4. Basement
   a) Perforated drain pipe required in or outside of footing or both, connected to storm sump pit
   b) Minimum 2" granular base with minimum 4" concrete floor
   c) Cast iron floor drain connected to sanitary sump pit

5. Pier
   Pier construction requires Architect's sealed drawing and Building Division Director approval.

TYPICAL SECTION FOR ROOM ADDITION WITH CRAWL SPACE OR BASEMENT



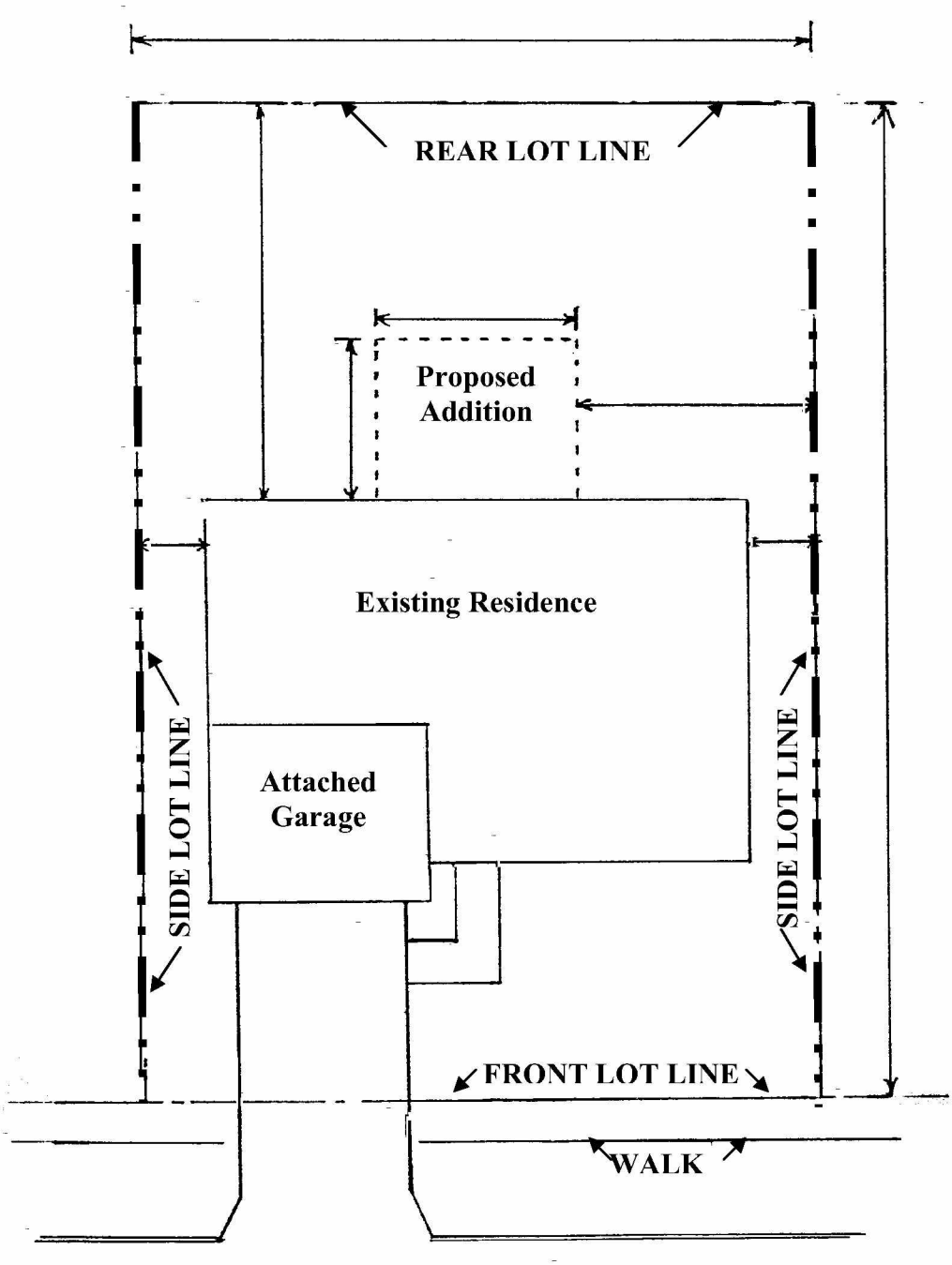
TYPICAL FOUNDATION PLAN



1. Continuous 20" x 10" footing.
2. Foundation Wall 10" concrete.
3. Crawlspace slab 2" concrete.
4. Crawl slab with 2" stone base.
5. Perimeter foundation drain.
6. Sump pump.
7. Ventilate crawl space corner.
8. 24" x 24" crawl access opening.
9. Pressure treated foundation sills.
10. ½" x 10" foundation anchor bolts – 6' on center maximum.
11. Insulate between floor joists.
12. Exposed vapor barriers with maximum 25 flame spread rating.

TYPICAL SITE PLAN (EXAMPLE ONLY)

TO BE DRAWN ON COPY OF SURVEY



Include all dimensions where ⟷ lines are shown.

Example: ⟷ 25'6"

FOUNDATION STANDARDS
ADDITIONS, SCREENED PORCHES AND DECKS

The following are requirements within the Village of Orland Park (Ordinance# 3243, for construction of foundations which support **residential** additions and attached accessory structures, such as decks and screened in porches. (Numbers within ( ) are code sections)

DEFINITIONS:

Addition: Is a ***roofed*** over structure attached to a residential building.

Interior: Is enclosed with walls and considered part of the interior living space.

Exterior: Is part of the exterior and accessory to the residence (*see porch definition*).

Additions include but are not limited to sun rooms, 3 seasons rooms, patio enclosures or porches. Additions must meet the Village's Land Development Code for required building setbacks and lot coverage as determined by each Zoning Districts (Ordinance 2084).

Patio/Deck:
An ***open*** floor area exposed to the weather and part of the **exterior** of a building (no roof). A patio is classified as concrete or paving material and a deck is constructed of wood or other raised structural components. Walls when used on patios and decks must have a maximum height of 72 inches above the floor level to be considered an open.

Porch:
A ***roofed*** over patio or deck attached to the dwelling unit which may be screened but is considered open to the exterior and is an exterior accessory use. A porch may have **exterior** walls which are no higher than 18 inches above the floor. **Windows, glass and doors** are parts of exterior walls for defining an interior or exterior addition as noted above. Interior additions require a continuous foundation. (See Concrete Foundations below)

Trench Foundation:
A foundation wall with a minimum thickness of 12 inches which extends a minimum of 42 inches below finished exterior grade level. See concrete inspector for an addition's size and details allowing this type of foundation. Foundations for an addition must be connected to the existing foundation walls with metal dowel pins of 5/8 inch diameter and sized to be considered a continuous foundation. Dowel pins are to be located 12 inches from the top and 12 inches from the bottom of the new foundation. (**1812.3**)

FOUNDATIONS

Interior (Enclosed) Additions:
A continuous concrete foundation (trenched or formed) is required when additions are considered an enclosed structure. Interior additions are enclosed when surrounding exterior walls are more than 18 inches above the floor and have a roof. **Glass** within an addition is part of an exterior wall. See definition for addition & porch above for clarification.

FOUNDATIONS CONTINUED:

Exterior Addition:
An **exterior** addition is considered an open porch as described in definitions above. An exterior porch addition may use concrete piers of a 12 inch min. dia. and 42 inches below grade to resist imposed loads. All connections shall be approved to resist a 75 mph. wind shear/uplift conditions.

Wood Decks:
Deck foundations shall be sized to support a 60 lbs psf. live load and a 10 lbs. psf. dead load. Concrete piers of 8 inches in diameter (50 sq. in) may be used with a minimum depth of 42 inches below finished grade level. An adequate number of piers shall be provided to resist design loads. Note; 3000 lbs. soil bearing allows a 1,040 lbs. max. load for each 8" pier = 15 sq. ft. of floor per pier. Design deck using these factors as a guide.

Additions with Concrete Floors and Trench Footings:
Slabs of concrete must be placed monolithic with a trench foundation. The minimum slab thickness required is 4 inches and must rest on a 4 inch minimum stone base with a 6 mil thick vapor barrier between the bottom of the slab and the earth below **(1905.1).**

Footing and Foundation for Brick Exterior Walls:
When an **addition** is added to a single family residence and exterior walls require brick veneer construction, a minimum 20 inch wide and 10 inch thick concrete footing with a keyway is required. A 10 inch wide min. foundation wall shall be placed on this keyed footing for the support of the brick veneer and its floor and/or wall loads (105.6, 1403.8, 1810.3.1 1812.3)

Crawl Spaces used with Wood Floor Additions:
Crawl spaces require a min. 18 inches clearance of below floor joists and 12 inch clearance below any beams. Crawl spaces without the min. clearances must use approved treated lumber to resist decay. Crawl space floors must be of 2 inch thick concrete resting on a 2 inch thick stone base with a minimum 6 mil thick vapor barrier between the concrete and ground levels. (1905.1, 2311.4.1)

Crawl Space Ventilation and Access:
Crawl spaces must be ventilated with screened openings to the exterior and placed as to create adequate cross ventilation to all wood members. When crawl spaces are ventilated with exterior air, insulation shall be placed between the floor joists with a vapor barrier facing the sub floor/sheathing. Crawl spaces shall be accessible through the floor or exterior foundation using a readily openable door or hatch 24 x 24 inches minimum (1210 & 1211).

Crawl Space Drainage:
If a crawl space extends to the top of the footings or has more than 36 inches of headroom, then 4 inches of stone is required below a 2 inch concrete floor surface. Footing drain tile, must be connected to a sump pit and pumped, into a storm system (1813.1.3, 1813.5, Ord. # 2736 5 e).