

Garage Conversion



Village of Hoffman Estates

Code Enforcement
1900 Hassell Road
Hoffman Estates, IL 60169
(847) 781-2631
www.hoffmanestates.org/permits

Permit Procedure:

- Complete and sign a *Building Permit Application*.
- All contractors must be registered, licensed and bonded accordingly.
- Supply 2 copies of your building plans and 1 copy of your full *Scope of Work*. All drawings submitted shall be drawn to 1/4 inch scale.
- An up-to-date scaled plat of survey of the property.

Code Requirements:

- In order for an existing attached garage to be converted to living space, a detached garage which is a minimum of 440 square feet of interior area shall be provided.
- A portion of the existing driveway which leads to the former garage is required to be removed. This must be shown on the Plat of Survey, along with the location of the proposed detached garage and the driveway leading to it.
- Applicant must be able to verify that the existing attached garage has a continuous foundation wall which extends down to a minimum of 42" below grade.
- A detail must be submitted showing how the former garage door opening will be enclosed and how the floor of the existing garage will be finished. All lumber coming in contact with concrete shall be preservative treated.
- Walls, insulation, electrical outlets, switches and any plumbing fixtures must be shown on the plans. Please indicate the locations and sizes of doors and windows.
- If the room will be a sleeping room, it must have an egress window. Egress window shall be a minimum of 5.0 sq. ft. open area, minimum 24" high, minimum 20" wide with the sill height on the interior maximum 44" above finish floor.
- All sleeping rooms require a separate smoke detector inside and out.
- All receptacles that are not required to be ground fault (GFCI) protected shall be arc fault (AFCI) protected and tamper resistant.
- Supply and return ventilation air shall be provided to the finished space.
- All receptacles shall be spaced no further than 12 feet apart and within 6 feet of doors and other breaks in the wall. Any wall wider than 2 feet requires a receptacle.

Inspections:

- A number of inspections will be required and will be outlined upon permit pickup. These include insulation, framing, electrical, plumbing, fire and more.
 - A final inspection is required upon completion of work.
 - Call Code Enforcement at (847) 781-2631 to schedule inspection appointments.
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