



CITY OF ELMHURST

209 North York Street
 Elmhurst, IL 60126-2759
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Address: _____ Permit No.: _____

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

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