

Community Residence



Village of Hoffman Estates

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

NOTE: A building permit and an administrative occupancy permit is required for all Community Residences. A community residence is a single family home (detached or duplex only) or part thereof housing persons, on a 24 – hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. Personal Care Service is defined as the care of residents who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the resident while inside of the building. The occupants are capable of responding to an emergency situation without physical assistance from staff. This classification shall include but be not limited to the following: residential board and care facilities, assisted living facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug abuse centers and convalescent facilities. This facility must have a state license.

Code Requirements:

- Proof of state license must be provided.
- The housing of 5 persons or less, excluding staff, is considered an R-3 occupancy classification. If the community residence consists of 6-16 persons, the residence is considered an R-4 occupancy classification. Due to this change in occupancy full compliance with the International Building code is required.
- R-3 Occupancy (less than or equal to 5 people)
 - All smoke alarms must be updated to the minimum requirements as stated in the Building Code.
 - Any modifications must meet the IL Accessibility Code.
 - A fire extinguisher is required.
 - The home would not need to have suppression sprinklers and would not require EM and exit lights, fire alarm, etc.
- R-4 Occupancy (greater than or equal to 6 people and less than 16 people)
 - Full compliance with the International Building Code is required.
 - Facility must have emergency lighting, exit signage, fire alarm system, NFPA 13R fire suppression, adequate accessibility, etc.
- Dwelling units shall not be occupied by more occupants than permitted by the following Hoffman Estates Property Maintenance Code minimum area requirements.

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room	120	120	150
Dining room	No requirements	80	100
Bedrooms	1 occupant minimum 70 square feet 2 or more occupants minimum 50 square feet per occupant		

Building Code Clarifications:

- 404.5.1 Sleeping Area. The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.
 - 404.5.2 Combined Spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room / dining room.
 - 404.4.2 Access from Bedrooms. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces. The only exception is when units contain fewer than two bedrooms.
 - 404.4.3 Water Closet Accessibility. Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and a lavatory located in the same story as the bedroom or an adjacent story.
 - 404.4.4 Prohibited Occupancy. Kitchens and non-habitable spaces shall not be used for sleeping purposes.
 - 404.4.5 Other Requirements. Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.
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