

Patios, Walks, Stoops & Steps



Village of Hoffman Estates

Code Enforcement
1900 Hassell Road
Hoffman Estates, IL 60169
(847) 781-2631

www.hoffmanestates.org/permits

Submittal Requirements:

- A plat of survey must be submitted with the location of the work and dimensions indicated. Setbacks from property lines and structures must be indicated.
- A scope of work or contract must be submitted.

Code Requirements:

- Location
 - No work may alter existing drainage paths or swales.
 - Service walks that are 5 feet in width or less are allowed in all yards and may extend to the property line.
 - For single family detached lots, patios must be located a minimum of 5 feet from the side and rear property lines (Please call for more information on corner lots).
 - For single family attached, two-family, multi-family, and apartment lots, patios shall be no wider than the rear of the unit and one foot from the rear property line.
 - Patios may not be located on any easement.
- Patio and Walk Concrete/Brick Specifications
 - All vegetation and dirt must be removed and disposed of properly.
 - All concrete patios must be a minimum of a six-bag mix.
 - A minimum 4 inch layer of crushed gravel or stone is required for a base.
 - Six-by-six (#10) wire mesh shall be installed in the center of the four-inch concrete pour. Fiber mesh additive is not a substitute for the installation of wire mesh.
 - Wire mesh must be unrolled and installed for the pre-pour inspection.
 - Expansion joists shall be used against the building and existing walks.
 - Brick paver patios must be installed per the manufacturer's specifications.
 - Fire pits must be 15 feet from any combustible structure with an approved cover or 25 feet without a cover. Please contact Code Enforcement for additional fire pit regulations.
- Stoops/Steps
 - Maximum riser height for any stair, stoop, or landing shall be $7\frac{3}{4}$ inches.
 - The greatest riser height within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inches.
 - Minimum tread depth for any stair or step shall be 10 inches.
 - A Minimum 3' X 3' landing/floor shall be located on each side of an exterior door.
 - Stairways shall not be less than 36 inches wide.
 - Handrails must be provided on at least one side of each continuous run of threads or flight of stairs with four or more risers.
 - Open sides of stairs with a total rise of more than 30" above the floor/grade below must have guards of a minimum 36 inches in height measured vertically from the nosing of the threads.

Inspection:

- For concrete, a pre-pour inspection is required after installation of crushed gravel and wire mesh.
- For brick paver patios, an inspection is required after crushed stone and sand has been placed.
- A final inspection is required upon completion of all work.
- Additional inspections may be required.