

**Village of Wilmette
Community Development
Demolition/New Construction Calculation Workbook**

When an addition/remodeling project involves an extensive amount of demolition of the existing structure, it may be classified as a demolition/new construction project. This workbook is provided to determine whether the scope of a project rises to the level of structure demolition and new construction.

The determination of demolition/new construction or addition/remodel is relevant for many reasons –

- New construction projects must conform to all applicable zoning requirements.
- New construction projects are subject to compliance with the fire sprinklering requirements.
- The type of permit project is reported to Cook County for assessment and taxation purposes.
- New construction projects have additional energy code requirements that must be met.
- New construction projects may not be occupied without a Certificate of Occupancy.

Section 9-3.3.4(a)(1)(iv.) of the Village Code defines demolition as:

The demolition of fifty (50) percent or more of a principal structure. For the purpose of calculating the percentage of structure to be demolished, the lineal feet of the existing foundation, exterior walls, and interior walls, and the square footage of the roof will be compared to the lineal feet of the foundation, exterior walls, and interior walls, and the square footage of the roof to be demolished. The foundation shall constitute 15% of the structure, exterior walls shall constitute 40% of the structure, interior walls shall constitute 30% of the structure, and roofs shall constitute 15% of the structure.

For the purpose of this requirement, removal of the finish materials from both sides of a wall will cause that portion of the wall to be considered demolished. Portions of a wall where new openings are cut or where existing openings are enlarged will be considered demolition. The entire width of the new opening will be included in the demolished portion of the wall.

Stripping the roof sheathing and finish covering will be enough to consider that portion of the roof demolished.

The applicant shall provide documentation of these calculations in a form to be determined by the Zoning Administrator.

Demolition Worksheet

Property Address: _____

Date Stamp

	Percentage Demolished	Percent of Structure	
Roof		x 0.15	
Exterior Walls		x 0.40	
Interior Walls		x 0.30	
Foundation		x 0.15	
		TOTAL	

If the total percent of structure to be demolished is greater than 0.50, the project will be considered demolition and new construction for zoning, building code, and permitting purposes.

This workbook should be attached to a set of demolition plans.

I certify that the above is true and correct to the best of my knowledge.

I understand that if the total percent reported is less than 0.50 and the amount demolished during construction exceeds 50%, the project is subject to a stop work order until compliance with demolition and new construction requirements is met.

Prepared By: _____
(Print Name)

Signature: _____

Email Address: _____

Professional Stamp Here

ROOF

Calculate the area of the existing roof and the area of the roof to be removed.

Stripping the roof sheathing and finish covering is deemed demolished.

Detached accessory structures do not count.

Open elements (open porches, decks, pergolas) do not count.

Enclosed elements with or without a full foundation DO count.

	Existing	To Be Removed	
Above First Floor			
Above Second Floor			
Total Area			

Sketch or Notes:

EXTERIOR WALLS

Calculate the lineal footage of exterior walls to be removed.

Portions of the wall where new openings are cut or where existing openings are enlarged will be considered demolished. The entire width of the opening is included.

Detached accessory structures do not count.

Open elements (open porches, decks, pergolas) do not count.

Enclosed elements with or without a full foundation DO count.

	Existing	To Be Removed	
First Floor			
Second Floor			
Total Lineal Footage			

Sketch or Notes:

INTERIOR WALLS

Calculate the lineal footage of interior walls to be removed.

Portions of the wall where new openings are cut or where existing openings are enlarged will be considered demolished. The entire width of the opening is included.

Detached accessory structures do not count.

Open elements (open porches, decks, pergolas) do not count.

Enclosed elements with or without a full foundation DO count.

	Existing	To Be Removed	
First Floor			
Second Floor			
Total Lineal Footage			

Sketch or Notes:

FOUNDATION

Calculate the lineal footage of foundation walls to be removed.

Detached accessory structures do not count.

Open elements (open porches, decks, pergolas) do not count.

Enclosed elements with or without a full foundation DO count.

	Existing	To Be Removed	
Foundation			
Total Lineal Footage			

Sketch or Notes: