

Coal City Building/Rebuilding Requirements & Policies

In the aftermath of the June 22nd tornado, much of the Village is in the process of rebuilding and recovery. In order to facilitate the quickest recovery possible, the Village Board has authorized additional staffing within the Building Department to review building permits and performing requisite inspections. The Village's Building Inspector, Bob Malone, along with support from many other assisting governmental units' ICC certified inspectors, have surveyed the structures, 876 in total, within the affected area and determined differing levels of damage as well as certain homes in need of a structural engineering opinion prior to being allowed to rebuild. The most recent analysis indicated 52 structures in need of demolition and 184 in need of the structural engineering opinion prior to applying for a permit.

The attached guide has been established to inform home owners, contractors, insurance-related service providers, and assistance groups of the Village's building policies and permit review process. All of the codes of the Village of Coal City can be found at its website www.coalcity-il.com under the "village government" tab. Chapters 150-156 is the Land Use portion of the Code that is relevant to the Village's building requirements. Within Chapter 150, one can find the adopted codes under which structures are to be rebuilt, including –

- 2009 International Residential Code**
- 2012 Energy Code**
- 2009 International Fire Code**
- 2014 Plumbing Code**
- 2009 International Property Maintenance Code**
- 2005 National Electric Code**

Aside from this necessary review function, the Building Department has already been active in registering and managing contractors who have come to Coal City to assist with the rebuilding effort. The Building Department alongside the Police Department is strictly enforcing a Village requirement for all contractors to be registered. General contractors and subcontractors who are providing work within the Village MUST be registered. This registration assists with ensuring only those vehicles that should be within the affected area are within this congested area and proper licensing and bonds have been posted in case of any disputes regarding their work. The Police Department is available and should be called upon if a homeowner is having a dispute with a contractor. The Village wants to assist its residents and make sure each and every contractor treats this community with the respect it deserves.

The Village Board has waived demolition permit fees to allow property owners to safely demolish any unsafe structures. While no payment is necessary, the permit ensures the debris is collected and disposed of appropriately, underground has been marked, and utilities are properly terminated at the property and marked for future re-use.

On behalf of Mayor Halliday and the Board of Trustees, and the whole community, thank you for your patience, perseverance, and cooperation. It is your efforts and dedication that shall keep Coal City strong.

Village of Coal City

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Coal City Building Department Guidelines

These Guidelines summarize and communicate those portions of the Village Code that are relevant to the restoration and rebuilding of the homes affected by the June 22nd tornado. The full Village Code is the basis of these guidelines and takes precedence over anything found within this communication tool. The Village's Code can be found on its website www.coalcity-il.com under the "village government" tab. Chapters 150-156 contain the most relevant information concerning rebuilding one's property.

Do I need a permit if I am just having the roof, fencing, windows or siding replaced?

Roof, Siding, and Windows do not require a permit. If your fence was damaged and you are replacing with it with the same type of fence in the same location, a permit is not required. However, each of these jobs has standards that must be upheld, and the Village does require that any contractors completing work must be registered.

Coal City residents should look for the following as contractors complete the work on their homes. Roof work should include the placement of ice and water shield on the appropriate portions of the roof as well as solid decking beneath any replacement shingles that are attached to the roof. Prior to re-installing siding, a properly taped and secured weather-resistant barrier such as Tyvek should be wrapped around the exterior of the house. When windows are replaced, the home owner should ensure the same opening is utilized and the wood to which the window is attached is in good condition. Those windows which provided emergency ingress/egress must be replaced with like windows; please apply for a permit if the windows are increased in size requiring the surrounding wood frame to be cut.

Please feel free to call if you would like any portion of this work overseen by the Village's Building Inspector.

What if the tornado caused more damage than just the roof, windows or siding?

Two areas expected to require permits due to the tornado include those homes torn down to be fully rebuilt and those that will be "taken down to the stud." A home being taken down to the stud refers to the restoration process whereby the home has been initially cleaned by either the home owner or a registered contractor and drywall is removed and surfaces cleaned to resist mold growth. This portion of the process can be completed by homeowners or registered contractors without a permit. The next step, reconstruction atop the existing structure, both interior and exterior, is to be completed by a contractor only after a permit has been issued by the Village's Building Department. In order to receive a permit, plans showing what work is to be completed are to be submitted with the permit application. The plans do not need to be architecturally stamped prints, but must at least be of CAD-quality and provide certain information of which the contractor should be familiar (i.e. wall placement and measurement, location of HVAC and electrical, etc.).

Homes to be torn down and rebuilt shall need a full set of architecturally-stamped prints to be submitted along with the building permit application. If the home owner wishes to rebuild the same building, the Village will see if copies of the prints are on file with the

Village and inform a resident whether they can be made available. Please note – even if the existing prints are re-submitted, some of the code requirements may have changed since the original construction of the home and may require some changes.

Lastly, all residents must be mindful of any zoning code impacts due to any alterations to the structures on their property. If the structure is expanded from its existing building footprint, the Building Department will require a survey to be submitted and review the permit for its impact on the yard reservation and lot coverage requirements within the zoning code. These requirements ensure structures are uniformly spaced to maintain the character of a neighborhood and provide safe setbacks between dwelling units for fire safety.

Demolition Permits

The Village requires a demolition permit. The charge for this permit has been waived. All contractors must be registered with the Village Building Department. After the demolition of the structure, the utilities for the structure must be properly marked and barrier fencing must be placed to keep the property safe if there are excavated areas or open basements.

Building Department has been Staffed Up

In order to process the increased number of building permits and inspections, the Village's Building Inspector has been joined by additional resources. Resources include additional administrative staff and 3 regular additional inspectors. A new Building Annex has been added to the Village Hall: a construction trailer on the east side of Village Hall with adjacent parking spaces. Residents of the Village will experience multiple stages of the rebuilding process dependent upon the damage within one's property. Initial cleanup, which involves the immediate cleaning and mold remediation needs do not require a permit. Those properties requiring more than roofing, windows or siding replacement may begin with a demolition permit and then have their construction plans reviewed to ensure they comply with the current building and zoning codes. The Building Department is also charged with non-compliance enforcement actions such as condemning abandoned structures, enforcing property maintenance codes, and ensuring contractors are registered and have posted their insurance and bonds, etc.

Contractor Port-a-Lets Requirement

During the coordinated effort of many volunteers assisting the Village in the tornado's aftermath, the Village provided many port-e-lets throughout the community. There is a provision within the Plumbing Code requiring contractors to provide a port-a-let at any construction project that does not have a functional bathroom with a flushable toilet. If the water is on at your house and a functional bathroom still exists, the contractor does not need a port-a-let if you provide immediate timely access to the facilities. If you would prefer not to provide the access to your home, please ensure the contractor places a port-a-let on the construction site so as to provide a necessary accommodation for the workers at your project.

Zoning Review for Non-conforming Structures

The affected area from the tornado damage included some of the older established areas of the Village. Many of these structures were constructed prior to the Village adopting building and zoning codes. Besides reviewing the reconstruction plans, the Building Department must review the land use as far as setbacks and usage of the property. The Village's non-conforming zoning code language allows most of the existing non-conformities to be reconstructed, however, the Building Department conducts this review once the permit request is submitted. The portion of the Village's Code concerning non-conformities is Section 156.290.

VILLAGE OF COAL CITY BUILDING INSPECTION FEES COMPARISON

Assumptions: The Fees provided below are an estimate. The permit price per home shall vary depending upon the total square footage of the home and the total of inspections necessary due to the total repairs. All three estimates below compare a 2,200 square foot, 3-bedroom house. Total inspections vary due to basements, total number of bathrooms, etc. The new building and total rebuild estimates include 16 inspections, while the rebuilt from studs estimate included 6 inspections.

<u>Building Permit Fees</u>	<u>Newly Built Home</u>	<u>Tornado Related Permits</u>	<u>Total Rebuild</u>	<u>Rebuilt from Studs</u>
Infrastructure	\$2,350	Demolition	\$400	\$100
School Impact	1,151	Infrastructure	2,350	2,350
Water Tap-On	2,400	School Impact	1,151	1,151
Sewer Tap-On	3,100	Water TapOn	2,400	2,400
Water Connection	1,300	Sewer TapOn	3,100	3,100
Sewer Connection	2,100	Water Connection	1,300	1,300
Meter Purchase	435	Sewer Connection	2,100	2,100
Plan Review	250	Meter Purchase	435	435
Square Footage Charge (\$0.34/sq.ft.)	748	Plan Review	250	250
Permit Administration	100	Square Footage Charge (\$0.34/sq.ft.)	748	748
Inspections	880	Permit Application	100	50
		Inspections	880	330
Total Estimate	\$14,814		\$2,413	\$1,128