

# Village of Coal City

## Building Permit Application Checklist

- |   |                          |                          |
|---|--------------------------|--------------------------|
|   | <b>Y</b>                 | <b>N</b>                 |
| <input type="checkbox"/> <b>Any Portion of work covered by Insurance</b>  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Completed permit application form<br>All contractors must be registered before permit application will be processed<br>All impact fees must be paid before permit will be issued   |                          |                          |
| <input type="checkbox"/> 2 complete sets of building plans. <b>With Digital CD Copy</b><br>One will be retained and one will be returned with comments<br>Commented plan must be available on site for all inspections<br>Commercial and industrial plans require Illinois licensed architect's seal ( <b>IBC107.2.1, 107.3.4</b> )<br>For truss roof systems—include engineered plan from manufacturer ( <b>R802.10.1&amp;2</b> )  |                          |                          |
| <input type="checkbox"/> <b><u>New construction</u></b> Site plan sealed by registered surveyor ( <b>R106.1 two copies</b> )<br>Plan must show all lot dimension's boundaries and set backs ( <b>R106.2</b> )<br>Plan must show all walks and drives and their location ( <b>R106.2</b> )<br>Plan must show proposed top of foundation and grading ( <b>R403.1.7.3</b> )<br>Plan must show location of structure in relation to lot boundaries ( <b>R106.2</b> )<br><b><u>Minor remodeling</u></b> a Cad drawing (Menards etc) showing all boundaries and dimensions of work is acceptable for the following: additions, three season rooms, sheds, garages, and decks. |                          |                          |
| <input type="checkbox"/> Proof of payment for all applicable fees<br>Permit fee<br>Inspection fees  |                          |                          |
| <input type="checkbox"/> Signed acknowledgement form regarding applicable conditions and codes  |                          |                          |

Building plans must meet these minimum requirements **no exceptions**  
Be of professional quality and drawn to scale, e.g. 1/4"=1'-0"  
Minimum sheet size is 18"x24"  
Plans must be black and white or blue prints (no pencil or free hand drawings will be accepted)  
Plans will be double line drawings of entire building  
All rooms will be labeled as to their use (e.g. bedroom, kitchen, office, etc.)  
All locations and sizes of doors, windows, stairways, hallways, etc. will be shown  
Ceiling types /ratings and height of the rooms will be shown  
Wall and partition types/ratings and locations will be identified  
Accurately depict location of plumbing, heating, and electrical devices

(IRC2009-R106.1.1)

## **Applicable Building Codes for the Village of Coal City**

2015 International Residential Code  
2015 International Building Code  
2015 International Property Maintenance Code  
2015 International Fire Code  
2015 Illinois Plumbing Code  
2015 Energy Code  
2014 Electrical Code

### **Fees**

.34 sqft on all New Residential Construction, Basement and Garage.  
Inspection fees are \$55.00 per inspection with a re-inspection fee of \$25.00 /each.  
Additional re-inspection will be 100.00.

### **Commercial Fees**

<b>0&gt;50,000</b>	<b>.34 sqft</b>
<b>51,000-350,000</b>	<b>.50 sqft</b>
<b>351,000&gt;500,000</b>	<b>.40 sqft</b>
<b>501,000 &amp; Up</b>	<b>.75 sqft</b>

### **Plan Review Fee**

Minimum Fee \$250.00 plus an additional 25% for each code reviewed  
Mechanical  
Plumbing  
Electrical  
Accessibility (if applicable)  
Energy

### **Commercial Plan Review**

Building plan reviews will be base on construction value up to \$3,000,000

Building Plan Review Fee= $0.0013x$  estimated construction value (300.00 Minimum)

Value's \$3,000,000. To \$6,000,000 Fee=\$3,900 + ( $0.0005x$  value over \$3,000,000)

Values over \$6,000,000 Fee=\$5,400+ ( $0.0004 x$  value over \$6,000,000)

## **Required Inspections on New Construction Commercial and Residential**

### **Radon: Passive System Required by State of Illinois**

Layout	Walks/Stoops
Footing	Drive/Apron
Wall (pre-pour)	Basement Floor
Elevation Shoot	Garage Floor
Foundation	Slab
Spot survey	Sill Plate
Electric service	Radon
Rough frame, Electrical, Mechanical	Blower Door Test – at final
Site Grade	
Site Final	

### **Plumbing**

Underground  
Sw/Wtr/Sump  
Rough  
Final

**Roofing must be done by a State licensed contractor, unless being done by the homeowner.  
Plumbing must be done by a State licensed Plumber, unless being done by the homeowner.**

### **INSPECTIONS**

1. Proposed construction needs to be staked out, with a mark showing floor elevation, until the foundation inspection will be complete. The inspector will inspect **location** of the structure at this time
2. A **footing, wall (pre-pour), basement (pre-pour), garage (pre-pour) & waterproofing** inspections are required before installing any steel or deck or backfilling of the foundation.
3. An **electrical service inspection** is required before Commonwealth Edison will provide you with electric service to the residence
4. A **Top of foundation (spot survey) must be taken to ensure correct elevation**
5. A **Building rough, electrical rough mechanical rough,** is required after building is framed and all the trades have completed their work.
6. **Insulation Inspection (N1101.2) Fire stopping inspection (R602.8)** is required to insure compliance with the IRC 2015 Energy Code.
7. A **plumbing** inspection is required after the underground work (UN covered), rough, and final

**RE-INSPECTION: re-inspection fee (25.00) each additional inspection (100.00) must be paid before a re-inspection will be preformed**

## **Special Requirements**

1. All drain tile shall be 4" **sock tile**
2. Footings are required to have **2#4** rebar
3. A 2X4 key way is required in all footings
4. Foundation walls are required to have **2#5** rebar top and bottom of the wall:
5. Walls that are subject to hydrostatic pressure from ground water, it will be required to have **2#5** rebar top, middle, and bottom of the wall on an **8ft wall**.
6. When soils are in question, it will be required to have a soil test by a approved testing agency
7. Due to the high water table in our area, **waterproofing is required on all foundation walls.**

## **Energy Efficiency: the following will be required:**

Glazing u-factor 0.35

Ceilings R-38

Walls R-19 or R-13/5 (**R-13 wall cavity insulation plus R-5 insulated sheathing**)

Floors R-30

Basement walls R-10/13

Slab perimeter R-value and depth R-10,2ft

Crawl space walls R-10/13

**Twenty-four (24) hour notices in advance for all inspections should be given, give name address, and permit number. Also, do not schedule a closing on the residence before you have received an Occupancy Certificate.**

**When inspecting Basement floors (pre-pour) ladder must be supplied or YOU WILL FAIL INSPECTION**

The turn around time for a building permit:

- 5 to 10 working days
- Building department will call when permit is ready
- Permit will be posted in plain view for your first scheduled Inspection

**IF THERE ARE ANY CHANGES IN OWNERSHIP OR WITH THE CONTRACTORS DURING THE BUILDING PROCESS, CONTACT THE BUILDING DEPARTMENT IMMEDIATELY WITH THE NEW INFORMATION.**

**As of January 1, 2007 Public Act 94-74 1** mandates that every dwelling unit be equipped with at least one functioning carbon monoxide alarm within 15 feet of every room used for sleeping. The new state law is aimed at public safety and it defines a dwelling unit as a room or suite of rooms used for human habitation, including single-family homes, each living unit of a multiple-family residence and each living unit in a mixed-use building. The law exempts residential units that do not rely on combustion of fossil fuel for heat, ventilation, or hot water, and are not connected in any way to a garage and are not sufficiently close to any ventilated source of carbon monoxide.

It is recommended that the detectors be installed on the ceiling. Out of the way of potential interference. The inspector will be checking for these CO detectors at the final inspection. You will not receive an Occupancy Certificate if the single-family residence is not in compliance with the law.

### **SITE DEVELOPMENT REGULATIONS**

- 1) The General Contractor shall be responsible for the actions of sub-contractors working in the development
- 2) A project manager for the development must be identified, who can be reach 24hrs,7 days a week, who can be notified in case of problems
- 3) No mud or debris is to be left on public right-way. If any mud or debris is found on a public right way, those individuals responsible for the condition shall be ticketed, fined and directed to clean up.
- 4) All construction debris shall be cleaned up each day and deposited in a garbage dumpster, on site of sufficient size to handle all debris. No fires permitted for construction debris
- 5) Construction vehicles (cement trucks) shall be cleaned only as follows, on a particular assigned lot (wash out)
- 6) Base stone for a driveway shall be installed after foundation is poured and backfilled is done
- 7) Violation of any of these points or any provision of Village Building, Zoning, Subdivision, Property Maintenance, or other ordinance or policy can result in immediate ticket and fines.

**To receive Final Occupancy, you must have a Final Inspection from the Building Inspector & Plumbing Inspector. You cannot obtain an Occupancy Certificate on the same day as the Final Inspection. Allow 2 to 3 days from the final inspection approval before expecting the occupancy permit to be available. No one should occupy until this is obtained.**

If you have any questions, please contact our office at 1-815-634-8608.

**I have read the Information Packet, completed the specification sheet, and understand the information that has been provided and requested of me. I understand that I must comply with all the rules and regulations of the Village of Coal City and the Building Department. I understand that I cannot move into the residence until a CO Permit has been completed and have contacted the office for the results.**

**Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_**  
**(Required signature)**

**Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_**  
**(Required signature)**

**I have read the Information Packet and completed the specification sheet and understand the Information that has been provided and requested of me. I understand that the Home Owner and I must comply with all the rules and regulations of the Village of Coal City and the Building Department. I understand that the Home Owner may not move into the residence until a FINAL INSPECTION has been completed and has contacted the office for the results.**

**General Contractor: \_\_\_\_\_ Date: \_\_\_\_\_**  
**(Required signature)**