

Garage Check Off Sheet

- Contractor sheet completed with all applicable license numbers.
- Signature sheets with all applicable signatures.
- Specification sheet completed.
- Culvert/Entrance Permit application completed.
- Health Department clearance permit.

One (1) Complete set of plans of the garage, with your name printed on the first page. Hand drawn plans for garages are acceptable.

Grundy County Specifications and Information Packet

Home Owner: _____

Address: _____ Telephone Number: _____

_____ Cell Number: _____

Plumbing Contractor: _____

Address: _____ Telephone Number: _____

_____ Illinois License Number: _____

General Contractor: _____

Address: _____ Telephone Number: _____

_____ Cell Number: _____

Electrical Contractor: _____

Address: _____ Telephone Number: _____

Roofing Contractor: _____

Address: _____ Telephone Number: _____

_____ State License Number: _____

Concrete Contractor: _____

Address: _____ Telephone Number: _____

HAVC: _____

Address: _____ Telephone Number: _____

Insulation: _____

Address: _____ Telephone Number: _____

ALL PLUMBING MUST COMPLY WITH THE CURRENT ILLINOIS STATE PLUMBING CODES. ALL ELECTRICAL MUST COMPLY WITH THE MOST CURRENT NATIONAL ELECTRIC CODE. ALL CONSTRUCTION MUST COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.

Permit fees - .50 per square foot. Inspections are \$50.00 each, Plumbing inspection are \$250.00 and \$50.00 for each Plumbing re-inspection, and Final Occupancy Certificate @ \$45.00.

To receive a permit you must have a Health Department Clearance Permit, for your septic and well. **You need go to the Health Department and get their application for this permit first.** The **specification sheet must be filled out** when you come in to apply for the permit. The permit and plans will be reviewed by the Zoning and Building Officer, it may take up to two (2) weeks before the review is complete and the permit is issued.

To receive a **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 from the final inspection approval 2 to 3 days before obtaining an occupancy permit. No one should occupy until this is obtained.**

If you have any questions, please contact our office at 941-3228.

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 I must comply with all the rules and regulations of the Grundy County Planning, Zoning and Building Department. I understand that I may not move into the residence until an Occupancy Permit has been completed and have contacted the office for the results.

Home Owner(s): _____ Date:
(Required signature)
_____ 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 Grundy County Planning, Zoning and Building Department. I understand that the Home Owner may not move into the residence until a FINAL INSPECTION has been completed and have contacted the office for the results.

General Contractor: _____ Date:
(Required signature)

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

(Please Keep this page for your records)

INSPECTION NOTICE

All building inspections will be done on **Mondays, Thursdays and Fridays, only** (unless it is a holiday). All plumbing inspections will be done on **Tuesdays and Thursdays after 3:00 p.m** (unless it is a holiday). This may cause some inconvenience and time delay to builders in obtaining inspections, but it is unavoidable. **A twenty-four (24) hour notice in advance for all inspections should be given, giving name, permit number and name of township. Do not schedule a closing on the residence before you have received an Occupancy Certificate.**

INSPECTIONS NEEDED

1. Proposed construction needs to be staked out, with a mark showing floor elevation, until the foundation inspection will be completed. The inspector will inspect the **location** of structure at this time.
2. A **garage(pre-pour) & damp proofing** inspections are required before installing any steel or wood beams, floor joists or backfilling outside of the foundation.
3. An **electrical service hookup inspection** is required before Commonwealth Edison will provide you with electric service in the residence.
4. A **building rough inspection** is required **after** the building is framed, and all trades have completed their work **before** any lath, insulation or inside wall covering is installed. **A Insulation/Fire stopping inspection (if applicable)**, is required before wall covering is installed.
5. A **plumbing** inspection is required **after the under ground (before the ground is covered), rough and final.**
6. A **final inspection** is required when the structure is completed. The Building & Zoning Officer will issue a certificate of occupancy after the structure has passed all final inspections, including the Health Department.

BUILDING IS NOT TO BE OCCUPIED UNTIL THAT TIME.

All buildings are reviewed by the most recent revisions of the International Residential Code, Illinois Plumbing Code and National Electrical Code.

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

(PLEASE KEEP THIS PAGE FOR YOUR FILE)

SETBACK REQUIREMENTS FOR ALL ZONING DISTRICTS

Outbuildings under the A & A-R districts

Front yard- 50'

Side & Rear Yards 10'

ANY BUILDING HOUSING ANIMALS MUST BE 100' OFF OF ALL LOT LINES

Outbuildings under the R-1 district

Front yard- 50'

Side & Rear Yards 10'

ANY BUILDING HOUSING ANIMALS MUST BE 100' OFF OF ALL LOT LINES

Outbuildings under the R-2 district

Front yard- 25'

Side & Rear Yards 10'

Outbuildings under the R-3 district

Front yard- 25'

Side & Rear Yards 10'

Outbuildings under the R-R district

Front yard- 30'

Side & Rear Yards 10'

ANY BUILDING HOUSING ANIMALS MUST BE 100' OFF OF ALL LOT LINES

Illinois Route 47 Setbacks

Setback - 40' from the center line required for frontage road.

Additional - 40' required for frontage road.

Example - 40' + 40' + Zoning District Setback = Total Setback.

Setback District for Thoroughfares: (roads, streets, highways)

One-half the required width of the thoroughfare- measured from the center lines of the existing thoroughfare. Thoroughfares shall include federal, state, county highways and township roads.

- 1) Ex: Road way is 100' wide then 100' divided by 2 equals 50'. 50' is the setback plus the yard requirement for that district.
- 2) Ex: In a district which has front yard requirement of 25' as in a R-2 district and a 100' road way width then the distance for a structure to be located is 75' from the center line.
- 3) Ex: If road way is 66' and yard required is 50' then the total setback is 83'; because 66' divided by 2 equals 33' and 33' plus 50' equals 83'.

Exception to the above rule:

- 1). Setback where streets are not designated as a thoroughfare then setback is only what is required for the front or side yard in that district. Ex: a lane would be classified as a non-designated thoroughfare, and would only have to have the front and/or side yard setback.
- 2). And when there are existing structures occupying more than 30% of the street frontage within 1,800' or block, which ever the less, then the setback can be the average setback line of the existing structures.

GRUNDY COUNTY CULVERT/ENTRANCE PERMIT

In order to receive a building permit, your entrance culvert must be properly installed. **This form must be completed** and returned to Grundy County Planning, Zoning & Building Department **after the culvert has been installed** and approved by the highway authority.

Location or address of the property _____

Name of road providing access to property _____

Highway Authority (County or Township) _____

Length and diameter of culvert installed _____

Culvert material (corrugated metal, plastic, etc) _____

Name of Property Owner

Address:

Installation of culvert and entrance approved by:

Signature

Title

Date

Grundy County Township Highway Commissioners

<u>Township</u>	<u>Highway Commissioner</u>	<u>Address</u>
Aux Sable 942-9630 (Garage)	Ray Underhill 815-467-6832	8960 E. Route 6 Morris, Illinois 60450
Braceville	Greg Hodgen 815-634-3056	3935 N. Merrill St Braceville, Illinois 60407
Erienna	Stephen Mann 815-357-8659	7200 West Old Stage Road Morris, Illinois 60450
Felix	David Allen 815-634-4131	615 N. 5 th St. Carbon Hill, IL 60416
Garfield 237-8070 (Garage)	Dean Christenson 815-237-8224	P.O. Box 323 307 Cedar Street Gardner, Illinois 60424
Goodfarm 584-3357	James Roeder 815-584-0454	840 Scully Rd. Dwight, Illinois 60420
Goose Lake 942-5706 (Garage)	Bruce Trotter 815-634-4168	525 North Gorman Road Mazon, Illinois 60444
Greenfield 237-2098 (Garage)	Melvin Lampert 815-237-8898	Oak Street, Box 118 South Wilmington, Illinois 60474
Highland	Mark Harlow 815-392-4267	P.O. Box 766 Kinsman, Illinois 60437
Maine	Duane Francois 815-634-8994	2075 S. Jugtown Rd. Coal City, IL 60416
Mazon 448- 2267 (Garage)	Edwin Walker 815-448-2420	R.R. #1, Old Mazon Road Mazon, Illinois 60444
Nettle Creek	Ronald Johnson 815-942-2938	5890 Airport Road Morris, Illinois 60450
Norman	Brad Baker 815-942-3860	955 N. Gonnam Rd. Verona, Illinois 60479
Saratoga 942-2139 (Garage)	Phil Zink 815-942-1657	9520 Lisbon Rd. Morris, IL 60450
Vienna	James Gonnam 815-287-2676	555 South Gonnam Road Verona, Illinois 60479

FARMLAND PRESERVATION POLICY

The majority of land in Grundy County is used primarily for agricultural purposes while at the same time the need for residential housing is increasing, thereby creating the potential for conflict between residents of new residential subdivisions and developed in close proximity to existing farmland.

When you live within a rural area in Grundy County, you may encounter a number of practices that the area farmers have been and will be doing in their normal farming practices carried out for agricultural purposes such as:

- 1) Wide, slow moving farm equipment on roads or in fields at various times of the day or night.
- 2) Dust or odors from the operation of machinery as well as herbicides, pesticides, fertilizers and manure being applied to the farmland.
- 3) Wind blown debris, such as corn stalks, soybean residue, husks, etc.
- 4) On rare occasion, airplanes applying herbicides, pesticides, or other materials.
- 5) Odors from livestock operations or stray livestock.
- 6) Drainage problems and flooding may occur during heavy rainfall.

Illinois Compiled Statutes, Chapter 5, paragraph 1101 et. seq. (1989) provides farmers with a statutory defense against nuisance suits where a farm has been in operation for more than one year and operated according to the established standards of the farming community for the type of operation being conducted.

It is the official stated policy of the County of Grundy to encourage development within the county to occur in such a fashion as to minimize conflict between farming and other land uses. This policy is expressed in the current zoning regulation and shall be incorporated into any new plan prepared by the County.

I have read and understand the policy of Grundy County regarding the protection of agricultural operations within the county.

(Signature)

(Date)



**THIS SHEET MUST BE COMPLETED,
EVEN IF THERE IS ONE INCLUDED IN
THE PLANS.**

NAME: _____
 ADDRESS: _____
 PHONE #: _____

TOP PLATES TO BE LAPPED ON ALL WALLS
WINDOWS OVER 4' MUST HAVE 2, 2"x 4" ON THE SILL

Insulation- walls _____
 ceilings _____

**HEADERS ON OUTSIDE & LOAD BEARING
WALLS SHOULD BE MINIMUM OF DOUBLE
2"x 10"s OR GREATER**

**ALL TRAPS MUST BE REMOVABLE
OR HAVE AN ACCESSIBLE CLEAN
OUT ON ALL FLOORS**

**THERE MUST BE A GROUND FAULT
CIRCUIT IN ANY OUTLETS WITHIN
SERVING A COUNTER USED FOR
WATER.**

Plumbing- water lines- copper ___ plastic ___
 DWV- copper ___ plastic ___

Electrical- conduit ___ romax ___ other ___

AMP service _____

Heating- gas ___ electric ___

Floor finish: _____ sub-floor: _____

Floor framing: _____" x _____" _____" o/c Maximum open span

1/2" PLATE BOLTS MAXIMUM SPACE 8'

SILL SEALER REQUIRED

Type of water proofing- _____
 (REQUIRED)

Footings _____" x _____"

Foundation wall _____" thick

Finished grade _____

Height of building to peak of roof _____
 Roof covering _____
 Roof sheathing _____
 Roof slope _____
 Roof framing: _____" x _____" o/c

Interior wall & ceiling finish _____

Wall framing: _____" x _____" o/c _____

Wall sheathing _____

Sheathing paper _____

Exterior wall finish _____

Wall bracing _____

What will the headers in this structure be? _____

Height
 To ceiling

