

COUNTY OF KANE

DEVELOPMENT DEPARTMENT
Building and Community Services Division
Mark D. VanKerkhoff, AIA Director



County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3485
Fax: (630) 232-3411
Website: www.co.kane.il.us

RESIDENTIAL SWIMMING POOL INFORMATION PACKET

**THIS PACKET CONTAINS INFORMATION REGARDING ITEMS THAT NEED TO BE SUBMITTED
AT THE TIME OF APPLICATION FOR A RESIDENTIAL SWIMMING POOL
AND OTHER RELATED INFORMATION**

REQUIRED SUBMITTALS AT TIME OF APPLICATION:

- Building Permit Application
- 3 copies of a site plan drawn to scale - no larger than 11x17
Site plan must show location of pool and septic field and indicate type and location of fence / barrier
- Completed and signed Swimming Pool Affidavit (pool plans and information are not required)
- 2 complete sets of deck plans (required for above ground pools with decks)

GENERAL INFORMATION:

- Swimming Pool permits are valid for six months from the date of issuance.
- Fees are \$500.00 for in-ground pools and \$250.00 for above-ground pools. Decks constructed with a pool are \$75.00 per 100 square feet plus 25% plan review (\$100 minimum fee).
- Required inspections
 - In-ground pools
 - Bonding Inspection (for bonding of metal components)
 - Final Inspection (Includes inspection of required barriers)
 - Above-ground pools
 - Post hole inspection (if a deck is included)
 - Final Inspection (Includes inspection of required barriers)

ADDITIONAL INFORMATION FOR YOUR REFERENCE (enclosed):

- Swimming Pool Affidavit (required to be completed and signed and submitted with application)
- Site Plan Requirements
- Building and Zoning Rules and Regulations
- *Appendix G, Swimming Pools, Spas and Tubs and Chapter 42, Swimming Pools, from the 2012 International Residential Code*
- Wood Patio Deck Plan Requirements (if a deck is proposed with an above ground pool)
- Building Plan Revisions

COUNTY OF KANE

DEVELOPMENT DEPARTMENT
Building and Community Services Division
Mark D. VanKerkhoff, AIA Director



County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3485
Fax: (630) 232-3411
Website: www.co.kane.il.us

RESIDENTIAL SITE PLAN REQUIREMENTS

Revised August 2008

THREE (3) COPIES OF A CURRENT PLAT OF SURVEY SHOWING PROPOSED CONSTRUCTION OR SITE PLAN DRAWN TO SCALE

- Required with application for permits for any new construction and additions on parcels 5.0 acres or less. (new residences, additions, detached accessory buildings, sheds, pools, decks and fences)
- Plat of survey must be a complete legible copy, drawn at a readable scale (1:10 to 1:30), and include the legal description as well as the surveyor's name and date of survey. A site plan drawn to scale or a reproduction of a plat of survey is acceptable if it includes the surveyor's name, date of survey and includes all easements and other information from the original plat of survey.
- Site Plans drawn at a small scale (1:30 or greater) may be required to show areas at a larger scale in order for the level of detail to be legible.
- Site Plan must include all existing and proposed buildings, driveways, improvements and easements.**
- Proposed new construction must be drawn to scale, list exterior dimensions of proposed new construction and indicate dimensions from property lines.
- Location of existing well and septic system must be shown.
- The site plan copies must be separate from any building plans.

THREE (3) COPIES OF A CURRENT PLAT OF SURVEY SHOWING PROPOSED CONSTRUCTION, SITE PLAN DRAWN TO SCALE OR SITE PLAN FORM*

- Required with application for permits for new construction and additions on parcels larger than 5 acres. (new residences, additions, detached accessory buildings, sheds, pools, decks and fences)
- Plat of Survey, Site Plan or Site Plan Form must include all existing buildings, driveways, improvements and easements.**
- Site Plans drawn at a small scale (1:30 or greater) may be required to show areas at a larger scale in order for the level of detail to be legible.
- Proposed new construction must be drawn, list exterior dimensions of proposed new construction and indicate dimensions from property lines.
- Location of existing well and septic system must be shown.
- The site plan copies must be separate from any building plans.

* Site Plan Forms are available at the Building & Community Services Division.

** For parcels that contain any areas in a flood plain, contact Water Resources Department for additional requirements.

COUNTY OF KANE

DEVELOPMENT DEPARTMENT
Building and Community Services Division
Mark D. VanKerkhoff, AIA Director



County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3485
Fax: (630) 232-3411
Website: www.co.kane.il.us

BUILDING AND ZONING SETBACKS AND REGULATIONS

A. NEW SINGLE FAMILY RESIDENCES – SETBACKS

1. Distance required from any road right-of-way is thirty-five (35) feet unless stipulated greater on zoning map or recorded plat. Some exceptions may exist in older neighborhoods.
2. Distance required from side and back lot lines is ten (10) feet and three (3) feet from any easement. Lots of record of fifty (50) feet or less in width: Distance required from side lot lines is five (5) feet.

B. ADDITIONS TO SINGLE FAMILY RESIDENCES

1. Lot line setbacks apply as stated above.
2. Distance from septic field – ten (10) feet. Distance from septic tank – five (5) feet.

C. DECKS

1. Decks and Patios not over three (3) feet above grade and not roofed over may encroach into a setback area, but must stay three (3) feet from any easement.

D. INGROUND POOLS/ABOVE GROUND POOLS

1. Lot line setbacks apply as stated in A, B, & C above.
2. Distance from septic tank and field – twenty-five (25) feet (Inground Pool) and ten (10) feet (Above Ground Pool).
3. Every person owning land on which there is situated a swimming pool shall erect and maintain adequate enclosure surrounding the property or pool area. Such enclosure must not be less than four (4) feet high with latching gate.
4. IF ABOVE GROUND POOL sides are four (4) feet high and NOT dug into the ground- a fence is not required; however, stairs need to be pulled up when not in use.

E. ACCESSORY BUILDINGS (DETACHED GARAGES/SHEDS/ BARN)

ZONING RESTRICTIONS

1. Not more than two (2) detached buildings accessory to a residence are permitted.
2. On lots of two (2) acres or less in size, the detached accessory buildings or structures shall not exceed a combined total of nine hundred (900) square feet in total floor area under roof.
3. On lots greater than two (2) acres in size, but less than five (5) acres in size, the detached buildings or structures shall not exceed a combined total of one thousand eight hundred (1,800) square feet in total floor area under roof.
4. No accessory or incidental building or structure may be constructed on any lot prior to the time of construction of the principal building to which it is accessory.

SETBACKS

1. Distance required from any road right-of-way is thirty-five (35) feet unless stipulated greater on zoning map or recorded plat.
2. Side and Back Lot Lines
 - a. Distance required from side and back lot line is ten (10) feet and three (3) feet from any easement.
 - b. Lots of fifty (50) feet or less in width require a distance from side lot lines of five (5) feet.
 - c. If accessory building is placed back on lot seventy-five (75) feet or more from the front property line (road right-of-way line), the side and back lot line setback is reduced to a minimum of three (3) feet. If an easement is involved, a three (3) foot distance from the easement is required.
3. Agricultural animals must be housed and yarded no closer than one hundred (100) feet from any residence other than that of the owner or user of the property.

F. FENCES

1. Any privacy fence requires a building permit. A privacy fence is described as one that cannot be viewed through. Chain link or split rail fences do not require permits.
2. A fence can be placed up to the lot line with front side facing either direction. No height limit. Fences placed in drainage or other recorded easements shall not block or alter drainage and are governed by the recorded restrictive language of the easement.
3. Zoning Ordinance: Sec. 7.5-3

Within one hundred feet (100) of the center line of any intersecting road, street, railroad at grade, no fence or hedge which cannot be viewed through or over from a three foot (3') height above the traveled roadway shall be constructed, planted, or allowed to grow nearer to the road or street center line than the dimensions set in forth in Sec. 7.5-2.
4. No fence equipped with or having barbed wire, spikes or any similar device, or any electrically charged fence, sufficient to cause shock, shall be erected, placed or maintained on or within any lot used for residential purposes.

COUNTY OF KANE

DEVELOPMENT DEPARTMENT
Building and Community Services Division
Mark D. VanKerkhoff, AIA, Director



County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3485
Fax: (630) 232-3411
Website: www.co.kane.il.us

RESIDENTIAL SWIMMING POOL, SPAS AND HOT TUBS AFFIDAVIT

Owner: _____

Pool Address: _____

City / Zip: _____

Type of pool: (pool plans and information are not required)

- In-ground pool, Spas and Hot Tubs
- Above-ground pool, On-ground pools, Spas and Hot Tubs
- Above-ground pool, Spas and Hot Tubs with deck

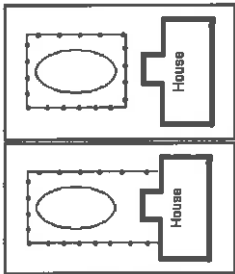
Type of Barrier: (must be drawn and labeled on site plan)

Top of the pool (and deck if applicable) will be 48" above grade. Spas and Hot Tubs will have safety cover per AG105.5. All units will meet all of the applicable barrier requirements per Section AG105, Barrier Requirements.

The pool will be completely surrounded by a fence or barrier per Section AG105, Barrier Requirements.

The pool will be surrounded by a fence or barrier AND the wall of the dwelling will serve as part of the barrier. Both will comply with Section AG105, Barrier Requirements.

The pool will be completely indoors and all walls surrounding the pool shall comply with Section AG105.2, Item 9.



I hereby certify that the design and installation of the proposed pool will comply with *Appendix G, Swimming Pools, Spas and Hot Tubs* and *Chapter 42, Swimming Pools*, from the **2012 International Residential Code**. Swimming pools permits are valid for 6 month a final inspection must be completed within this time frame and before the pool is closed for the season.

Signature of owner or authorized representative

Date

Print name

Name of Pool Company / Installer

County of Kane

CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, OF THE KANE COUNTY CODE

ARTICLE IV. FEES – *Effective January 1, 2019*

6-12: FEE SCHEDULE:

The following fee schedule shall be applicable to this chapter:

A. Residential Construction (Not over 2 Single-Family Dwelling Units):

1. New construction, including wiring, plumbing and water supply:

a. Seventy-five dollars (\$75.00) per one hundred (100) square feet, or portion thereof, of overall area of each floor aboveground, and basement area, three thousand dollars (\$3,000.00) minimum fee;

b. Thirty dollars (\$30.00) per one hundred (100) square feet, or portion thereof, of overall crawl space, three hundred (\$300.00) minimum fee.

2. For additions, incidental or accessory buildings and/or structures including wiring and plumbing:

a. Seventy-five dollars (\$75.00) per one hundred (100) square feet, or portion thereof, of each floor and basement, and crawl space, three hundred dollars (\$300.00) minimum fee;

b. For an accessory building less than two hundred (200) square feet in area, two hundred fifty (\$250.00);

c. For accessory buildings two hundred (200) square feet or greater in area, seventy-five dollars (\$75.00) per one hundred (100) square feet, or portion thereof, three hundred dollars (\$300.00) minimum fee.

3. Alterations, remodeling, reroofing, siding or replacing steps not including any addition to existing building which will add to the ground area thereof:

a. One thousand dollars (\$1,000.00) or less of estimated cost, one hundred dollars (\$100.00);

b. Each additional one thousand dollars (\$1,000.00) of estimated cost or portion thereof, ten dollars (\$10.00).

B. All Other Construction:

1. New construction and additions, including wiring, plumbing and water supply:

- a. One hundred dollars (\$100.00) per one hundred (100) square feet or portion thereof, of overall area of each floor above ground, three thousand dollars (\$3,000.00) minimum fee;
- b. One hundred dollars (\$100.00), or portion thereof, of overall basement and crawl space, three thousand dollars (\$3,000.00) minimum fee.

2. Alterations, remodeling, reroofing, siding or replacing steps, not including any addition to existing building which will add to the ground area thereof:

- a. Less than one thousand dollars (\$1,000.00) or less of estimated cost, one hundred dollars (\$100.00);
- b. Each additional one thousand dollars (\$1,000.00) of estimated cost or portion thereof, ten dollars (\$10.00).

C. Towers Including Associated Equipment Structures:

- 1. New towers, thirty dollars (\$30.00) per each foot of tower height.
- 2. Collocation of antennas on existing towers or structures, one thousand five hundred dollars (\$1,500.00).

D. Electrical Work:

- 1. Electrical service upgrade for residential use, one hundred fifty dollars (\$150.00);
- 2. Electrical service upgrade for nonresidential use, three hundred dollars (\$300.00).

E. Miscellaneous:

1. Moving, raising, shoring or underpinning of structures:

- a. Less than one thousand (1,000) square feet ground floor area (outside measurements), five hundred dollars (\$500.00);
- b. One thousand (1,000) square feet ground floor area or over (outside measurements), one thousand two hundred dollars (\$1,200.00);
- c. Foundation, thirty dollars (\$30.00) per one hundred (100) square feet, or portion thereof, of overall unfinished basement area and crawl space, three hundred dollars (\$300.00) minimum fee plus a plan examination fee that shall be set according to subsection G of this section.

F. Demolition:

1. Building under five hundred (500) square feet, two hundred fifty dollars (\$250.00);
2. Building five hundred (500) square feet or over, five hundred dollars (\$500.00);
3. Residential or commercial building, seven hundred fifty dollars (\$750.00).

G. Plan Examination (Nonrefundable):

1. Building under two hundred (200) square feet, no fee;
2. Buildings two hundred (200) square feet or over, and all other permits except for swimming pools, twenty five percent (25%) of building fee (to nearest dollar).
3. Minimum fee, one hundred dollars (\$100.00).
4. Reexamination of changes to approved plans after a permit has been issued, fifty dollars (\$50.00) per hour of plan review time, fifty dollars (\$50.00) minimum fee, plus additional building fee if square foot area is increased.

H. Swimming Pool:

1. Above ground pool, two hundred fifty dollars (\$250.00).
2. In ground pool, five hundred dollars (\$500.00).

I. Fences:

1. A fence which cannot be viewed through, one hundred dollars (\$100.00).

J. Advertising Signs and Billboards:

1. Fee shall be three hundred fifty dollars (\$350.00).

K. Permit Extension:

1. To extend a permit, the fee shall be one hundred fifty dollars (\$150.00).

L. Assessment of Damage Due To Fire, Wind, Flood Or From Prolonged Periods of Vacancy and Neglect:

1. A minimum fee of two hundred fifty (\$250.00) for the initial assessment of damage. Additional fees shall apply as required by the type of repair, alteration or reconstruction of the damaged building. Additional permits and subsequent fees may be required.

M. Inspection Fees: An inspection fee of one hundred dollars (\$100.00) shall be paid prior to scheduling additional inspections, necessitated by any of the following conditions:

1. All second re-inspections (third time to project site) and subsequent re-inspections.
2. When the construction work to be inspected was incomplete at the time the building inspector arrived at the construction site for a scheduled inspection and the holder of the building permit failed to provide reasonable notice to cancel said scheduled inspection.
3. One or more required inspections were not inspected, and a resolution is approved per the policy for missed inspections.

N. Construction, Alteration, Or Addition Made For Any Public Or Governmental Body: Whenever the construction, alteration or addition is being made for any public or governmental body, there shall be no charge made for any permit issued or any service in connection therewith.

O. Construction, Alteration Or Addition Made For Religious, Educational Or Charitable Purposes: Whenever the construction, alteration or addition is being made for religious, educational or charitable purposes, the maximum fee for each permit issued and for all services in connection therewith shall be two thousand dollars (\$2,000.00).

P. Work Started Before Obtaining A Permit: Where work for which a permit is required by this chapter is started or proceeded with, prior to obtaining said permit, the fees above specified shall be increased by one hundred percent (100%). The payment of such additional fee shall not relieve any persons from fully complying with the requirements of this chapter, in the execution of the work, nor from any other penalties prescribed herein.

Q. Agricultural Exemption Setback Permit Fees: A permit shall be required for agriculturally exempt buildings strictly for the purpose of determining conformance with building setback lines as allowed in 55 Illinois Compiled Statutes 5/5-12001. Such fee shall be two hundred fifty dollars (\$250.00).

R. Permit Or Permit Application Cancellation:

1. A permit application will be considered canceled when the applicant fails to provide requested information that the minimum code requirements have been met within six (6) months from the date of application. The applicant will owe the plan examination fee plus twenty five percent (25%) of the total building fee.
2. When a permit has already been issued, an applicant may only cancel, in writing, within six (6) months of the date of issuance of such permit, if no construction has commenced. The applicant will receive a refund of seventy five percent (75%) of the building permit fee less the plan examination fee and any fees assessed by other departments. If no inspections are scheduled within six (6) months of date of issuance, the permit will be canceled and the entire building fee forfeited.

S. Temporary Structures and Uses:

1. Mobile modular offices and trailers, two hundred fifty dollars (\$250.00) each.
2. Tents, one hundred dollars (\$100.00) each.
3. Structures under roof but not enclosed, one hundred dollars (\$100.00) each.
4. Stages, platforms and band shells, five hundred dollars (\$500.00) each.
5. Bleachers and elevated spectator areas, five hundred dollars (\$500.00) each.
6. Elevated structures for judges, officials, referees, and/or print, radio or television media, one hundred dollars (\$100.00) each.
7. Pedestrian walkways over roads, creeks, or other obstacles, one thousand dollars (\$1,000.00) each.
8. Permits for events with multiple temporary structures and uses will be permitted by structure type and/or vendor and may be reduced, if requested in writing, up to fifty percent (50%) to account for multiple structures on the same site.
9. Inspection fees in accordance with subsection M of this section shall apply.
10. Review of plans are included in the above fees.

T. Establishment of Use for a new business or a change of use in an existing building or space: Five hundred dollars (\$500.00).

U. Solar Equipment Installations:

1. Residential:
 - a. 0-10 kw Two hundred fifty dollars (\$250.00)
 - b. Over 10 kw Five hundred dollars (\$500.00)
2. Non-Residential:
 - a. 0-100 kw Six hundred dollars (\$600.00)
 - b. 101-500 kw One thousand dollars (\$1,000.00)
 - c. 501-1MW Three thousand dollars (\$3,000.00)
 - d. 1MW-2MW Six thousand dollars (\$6,000.00)
 - e. over 2MW Six thousand dollars (\$6,000.00) plus two hundred dollars (\$200) for each additional 100 kw or \$2000 per MW

APPENDIX G

SWIMMING POOLS, SPAS AND HOT TUBS

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)

SECTION AG101 GENERAL

AG101.1 General. The provisions of this appendix shall control the design and construction of swimming pools, spas and hot tubs installed in or on the *lot* of a one- or two-family dwelling.

AG101.2 Pools in flood hazard areas. Pools that are located in flood hazard areas established by Table R301.2(1), including above-ground pools, on-ground pools and in-ground pools that involve placement of fill, shall comply with Section AG101.2.1 or AG101.2.2.

Exception: Pools located in riverine flood hazard areas which are outside of designated floodways.

AG101.2.1 Pools located in designated floodways. Where pools are located in designated floodways, documentation shall be submitted to the *building official* which demonstrates that the construction of the pool will not increase the design flood elevation at any point within the *jurisdiction*.

AG101.2.2 Pools located where floodways have not been designated. Where pools are located where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis that demonstrates that the proposed pool will not increase the design flood elevation more than 1 foot (305 mm) at any point within the *jurisdiction*.

SECTION AG102 DEFINITIONS

AG102.1 General. For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2.

ABOVE-GROUND/ON-GROUND POOL. See "Swimming pool."

BARRIER. A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

HOT TUB. See "Swimming pool."

IN-GROUND POOL. See "Swimming pool."

RESIDENTIAL. That which is situated on the premises of a detached one- or two-family dwelling, or a one-family *townhouse* not more than three stories in height.

SPA, NONPORTABLE. See "Swimming pool."

SPA, PORTABLE. A nonpermanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating *equipment* are an integral part of the product.

SWIMMING POOL. Any structure intended for swimming or recreational bathing that contains water more than 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

SWIMMING POOL, INDOOR. A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.

SWIMMING POOL, OUTDOOR. Any swimming pool which is not an indoor pool.

SECTION AG103 SWIMMING POOLS

AG103.1 In-ground pools. In-ground pools shall be designed and constructed in compliance with ANSI/NSPI-5.

AG103.2 Above-ground and on-ground pools. Above-ground and on-ground pools shall be designed and constructed in compliance with ANSI/NSPI-4.

AG103.3 Pools in flood hazard areas. In flood hazard areas established by Table R301.2(1), pools in coastal high-hazard areas shall be designed and constructed in compliance with ASCE 24.

SECTION AG104 SPAS AND HOT TUBS

AG104.1 Permanently installed spas and hot tubs. Permanently installed spas and hot tubs shall be designed and constructed in compliance with ANSI/NSPI-3.

AG104.2 Portable spas and hot tubs. Portable spas and hot tubs shall be designed and constructed in compliance with ANSI/NSPI-6.

SECTION AG105 BARRIER REQUIREMENTS

AG105.1 Application. The provisions of this appendix shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

AG105.2 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa, shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above *grade* measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
2. Openings in the barrier shall not allow the passage of a 4-inch-diameter (102 mm) sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions, except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed $1\frac{3}{4}$ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $1\frac{3}{4}$ inches (44 mm) in width.
5. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $1\frac{3}{4}$ inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a $2\frac{1}{4}$ -inch (57 mm) square, unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than $1\frac{3}{4}$ inches (44 mm).
7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than $1\frac{3}{4}$ inches (44 mm).
8. Access gates shall comply with the requirements of Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool, and shall be self-closing and have a self-latching device. Gates, other than pedestrian access gates, shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:
 - 8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
 - 8.2. The gate and barrier shall have no opening larger than $\frac{1}{2}$ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
9. Where a wall of a *dwelling* serves as part of the barrier, one of the following conditions shall be met:
 - 9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346;
 - 9.2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and *labeled* in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
 - 9.3. Other means of protection, such as self-closing doors with self-latching devices, which are *approved* by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described herein.
10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:
 - 10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
 - 10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

AG105.3 Indoor swimming pool. Walls surrounding an indoor swimming pool shall comply with Item 9 of Section AG105.2.

AG105.4 Prohibited locations. Barriers shall be located to prohibit permanent structures, *equipment* or similar objects from being used to climb them.

AG105.5 Barrier exceptions. Spas or hot tubs with a safety cover which comply with ASTM F 1346 shall be exempt from the provisions of this appendix.

SECTION AG106 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS

AG106.1 General. Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.

SECTION AG107 ABBREVIATIONS

AG107.1 General.

ANSI—American National Standards Institute
11 West 42nd Street
New York, NY 10036

APSP—Association of Pool and Spa Professionals
NSPI—National Spa and Pool Institute
2111 Eisenhower Avenue
Alexandria, VA 22314

ASCE—American Society of Civil Engineers
1801 Alexander Bell Drive
Reston, VA 98411-0700

ASTM—ASTM International
100 Barr Harbor Drive
West Conshohocken, PA 19428

UL—Underwriters Laboratories, Inc.
333 Pfingsten Road
Northbrook, IL 60062-2096

SECTION AG108 REFERENCED STANDARDS

AG108.1 General.

ANSI/NSP

ANSI/NSPI-3—99 Standard for Permanently Installed
Residential Spas AG104.1

ANSI/NSPI-4—99 Standard for Above-ground/
On-ground Residential
Swimming Pools AG103.2

ANSI/NSPI-5—03 Standard for Residential
In-ground Swimming Pools. . AG103.1

ANSI/NSPI-6—99 Standard for Residential
Portable Spas AG104.2

ANSI/APSP

ANSI/APSP-7—06 Standard for Suction Entrapment
Avoidance in Swimming Pools,
Wading Pools, Spas, Hot Tubs
and Catch Basins AG106.1

ASCE

ASCE/SEI-24—05 Flood-resistant Design and
Construction AG103.3

ASTM

ASTM F 1346—91 Performance Specification
(2003) for Safety Covers and Labeling
Requirements for All Covers
for Swimming Pools Spas and
Hot Tubs AG105.2, AG105.5

UL

UL 2017—2000 Standard for General-purpose
Signaling Devices and
Systems—with revisions
through June 2004 AG105.2

COUNTY OF KANE

DEVELOPMENT DEPARTMENT
Building and Community Services Division
Mark D. VanKerkhoff, AIA Director



County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3485
Fax: (630) 232-3411
Website: www.co.kane.il.us

WOOD PATIO DECK PLAN REQUIREMENTS

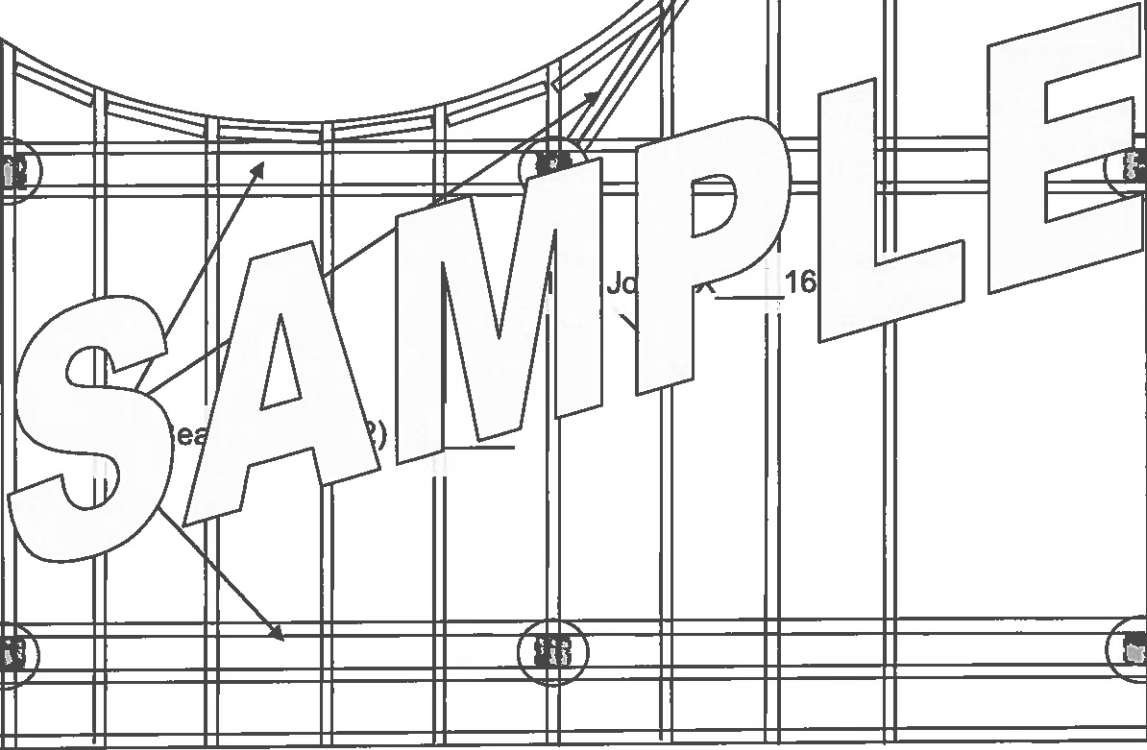
1. Two (2) sets of the building plans, drawn at 1/4" to 1'-0 scale.
2. The building plans must show the following:
 1. The overall size of the deck features in plan view.
 2. The locations with dimensions of all piers, beams, stairs and the direction of joists.
 3. The minimum pier footing is 8" thick and 12" diameter. Required deck pier footing depths are 42" for structures with frost footings and 24" deep for free standing decks (decks not attached to house).
 4. The loading on the deck is 40# live and 10# dead load for each square foot of deck surface including the stairs. Specify the soil pounds per square foot bearing capacity at the building site or a 3000-pound per square foot minimum soil pressure will be assumed. Design the pier sizes and locations to support the imposed loads.
 5. Show the grade, species and size of the lumber used. The lumber must be rot resistant or a treated material.
 6. Raised floor areas a total of 30 inches above the ground shall have guardrails. The minimum height of platform guardrails shall be 36 inches and railings on open side of stairs shall be 34" to 38". Open side of stairs with a total rise of less than 30" require a handrail only.
 7. Guardrail opening limitations will not allow passage of a 4" diameter sphere.
 8. The ledger board must be attached directly to the wood framing of the structure or concrete foundation by a bolted connection. Use 1/2" diameter bolts with washers - staggered 16" oc. for ledger attachment to structure. Concrete anchors must be a minimum of six (6) inches in length. Ledger boards are prohibited from attachment thru siding. Ledger board attachment thru any stone veneer must be designed by an Illinois registered structural engineer or architect. Provide continuous flashing, with drip edge, over the ledger board.
 9. Lateral Load Tensioning Devices (Min. 2) are required on all decks per R 507
 10. If you are building a multilevel deck configuration show the decks in "plan view" marked; upper deck, lower deck, etc. and a section thru each level step-up to show the construction.
 11. Post-base anchors are required for all posts or beams "setting-on" any type of foundation system. Exception: Post "setting-on" footings 42" or more below grade.
 12. Show the distance of the deck floor is above the ground.
 13. "Ready-mix" concrete is required, no "dry-mix" dumped into the footings.
 14. Handrail grip-size R311 IRC code section "Means of Egress" shall apply to exterior decks. Grip sizes: Type I: 1-1/4" to 2" Dia. Or Type II: 1-1/4" to 2-3/4" grip width above the grip recess. Grip recess: see code for the size and location.
 15. Open and closed riser stairs, show what type to be used follow R311 "Profile" Open rise are permitted, provided that the opening between treads does not permit the passage of a 4" sphere.

48" Fence and Self Latching Gate With Locking Device At 52" On Inside Of Gate

**POOL and Deck
48" Above Finished
Grade**

5/4"X6" COMPOSITE
DECKING

STEPS TO GRADE



Deck Framing Materials

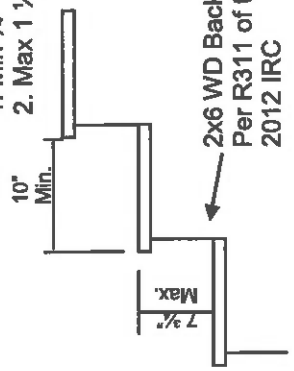
Show Lumber Grade _____
Lumber Species – Southern Pine
or Mixed Southern Pine
(Circle One)
Lumber to be Pressure Treated –
Yes or No (Circle One)

**POOL WITH FREESTANDING DECK
SEE 2012 IRC CODE (APPENDIX G) FOR
BARRIER REQUIREMENTS AND GATE/LATCHING REQUIREMENTS**

Handrail required on stair with four or more risers.
Handrail height 34" - 38".
Handrail grip-size R 311 IRC code section.

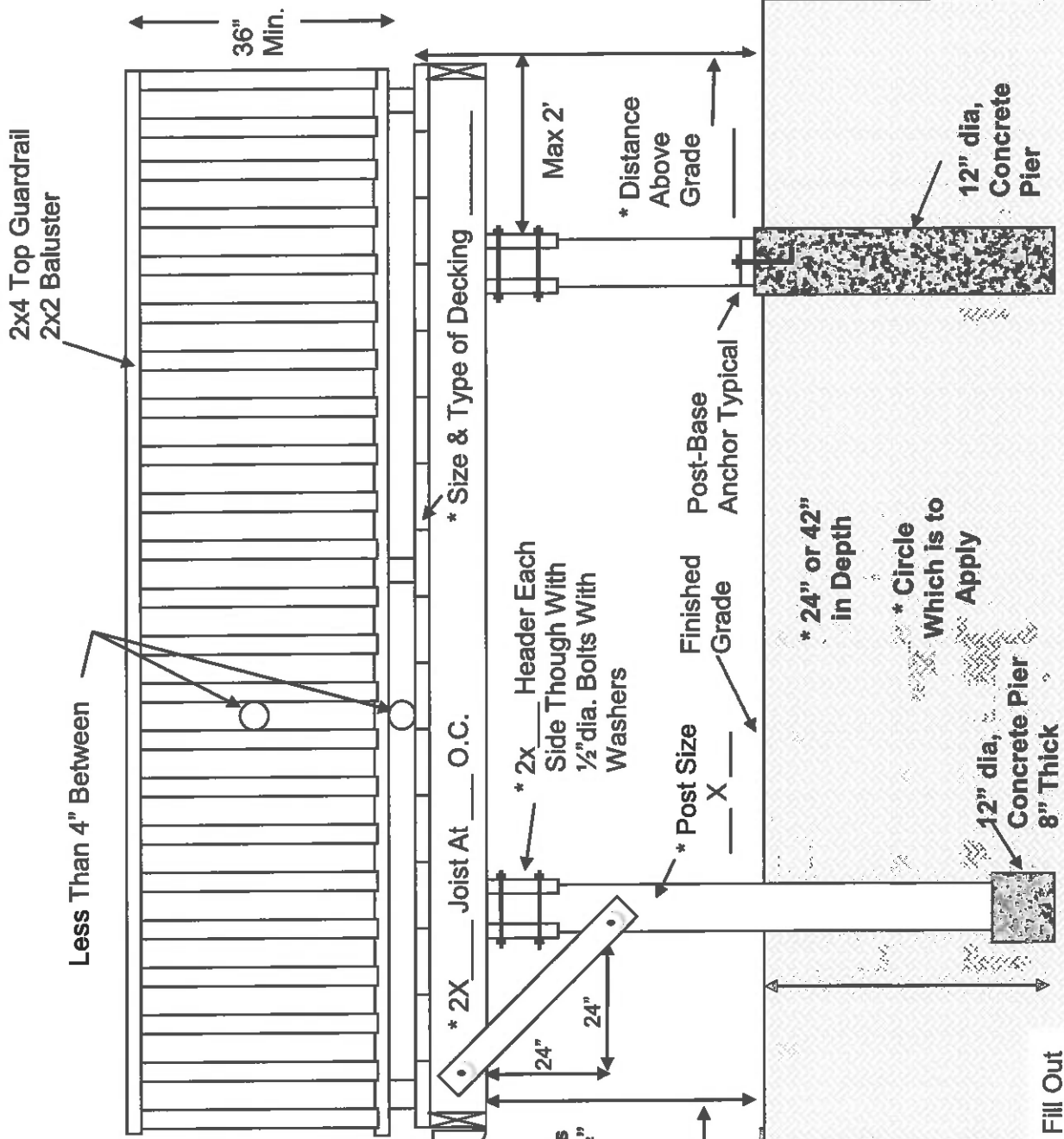
Nosing Note

1. Min 3/4"
2. Max 1 1/4"



2x6 WD Backer BD
Per R311 of the
2012 IRC

EXT TREAD / RISER



Lateral Bracing
Required in both
Directions on Corners
Typical attached W 1/2"
through bolts if
Bottom of Joist is
Greater Than 24"
Above Grade *Show
Dimension

- * Show Lumber Grade ___ Species
- * Southern Pine or Mixed Southern Pine (Circle One)
- * Pressure Treated Yes or No (Circle One)

(*) Items Marked with Asterisk Must be Filled Out

COUNTY OF KANE

DEVELOPMENT DEPARTMENT
Building & Community Services Division
Mark D. VanKerkhoff, AIA, Director



County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3485
Fax: (630) 232-3411
Website: www.co.kane.il.us

BUILDING PLAN REVISIONS

TO AVOID POSSIBLE DELAYS IN APPROVAL OF YOUR PLANS PLEASE FOLLOW THESE PROCEDURES
ALL CORRECTIONS AND REVISIONS MUST BE MADE IN RED.

- 1) The Kane County Development Department, Building and Community Service Division must approve ALL revisions to approved building plans.
- 2) **FOR ALL REVISIONS:** (during application review process and after permit is issued)

Revisions may be made on the original submitted plan sets. If "new drawings" are submitted the originally submitted plan marked "permit copy" must be returned with two new plan sets.

- a) Each revision set must be identified by a "revision #, item #" and date. The revision numbers must be sequential e.g. "first revision" 1.1, 1.2, 1.3, etc., 2-02-01, "Second revision" 2.1, 2.2, 2.3, etc., 3-05-01. Each revision must have a "cloud" drawn around it and "item number triangle" to call attention to its location on the plan.

Examples: 

- b) Revisions in response to a Plan Review or Field Inspection Report must be added to the proper locations on the plans and correlated to the plan review or field inspection report. AN EXAMPLE OF THIS IS ON THE REVERSE SIDE OF THIS SHEET.
 - c) Revisions to plans sealed by an Illinois licensed architect or Illinois structural engineer must be approved and added to the plans by that same professional.
 - d) Revisions prepared by an Illinois licensed architect or Illinois structural engineer must have their initials at each revision and be accompanied by two sealed copies of an approval letter confirming the added revisions.
 - e) New building plans may be required for plans that have extensive changes and/or are in a unreadable condition or damaged beyond reasonable repair, as determined by the Building Division.
 - f) No faxed or mailed revisions will be accepted.
- 3) **FOR REVISIONS TO APPROVED PERMIT PLANS:**
 - a) A \$50.00 minimum re-examination fee will be charged plus other fees e.g. "additional square footage."
 - b) The approved Permit Copy plan set must accompany all proposed revisions.
 - c) Submit all revisions for approval one week prior to any scheduled inspections. The Building Division cannot assure "on the spot" review of revisions. Major revisions may require review by other county departments.

SAMPLE OF CORRELATED PLAN REVIEW SHEET



Building Plan Review Notice
 County of Kane
 Plan Review Notice

February 11, 2001
 ACME CONSTRUCTION
 22N135 RIVERVIEW AVE.
 AURORA, IL 60001

Permit #: DB-2001-6842
 Parcel: 01-40-211-8420
 Owner of App: SMITH, JOHN
 Date of Plans: 01/22/01

PROJECT NAME: JOHN SMITH RESIDENCE

Make All Corrections in Red on Original Prints Submitted

Review # 1 Review Date 01/22/01 Reviewer Jack Longfellow

Code Section Comment

FOUNDATION PLAN

CHAP. 29 AMENDED

2-02-01
 JLM
 SHEET 4



Basement floor drain - to sanitary sewer
 * MARK ALL - ALSO NEED DRAIN AT LOWER LEVEL(SPORTS AREA) TO SANITARY (GRAY WATER)

R403

2-02-01
 JLM
 SHEET 4



Column footings - size and thickness
 * YOUR NOTE SAYS TYPICAL FOR 9 - THERE ARE 10 (ONE BY THE STAIRWAY TO 1ST FLOOR (NEAR ARCADE AREA)

R1003

2-02-01
 JLM
 SHEET 4



Fireplace footing - 12" thick - project 6" all sides
 * FIREPLACE FOR STUDY/LIBRARY

WALL CROSS SECTION

R406

2-02-01
 JLM
 SHEET 6



Damp proofing foundation walls
 * CLARIFY - PART OF THE NOTES SAY DAMP PROOFING OTHERS SAY WATER PROOFING

TABLE N1102.1 (AMENDED)

2-02-01
 JLM
 SHEET 6 & 8



Insulation R value (flat ceiling R38-cath ceiling R30 w/1" airspace above-walls R20-floors R30-crawl & unfin basement walls R10/13 finished-min R10 perimeter insul at walkout found walls or at application energy perform progrm. Cert at final inspection
 * FLOOR INSULATION FOR AREAS OVER THE GARAGES AND THE PRECAST (CEILING OVER THE SPORTS AREA - R38) - ALSO WALKOUT DETAIL AND FLOOR PLAN NOTES FOR PERIMETER INSULATION DO NOT AGREE B/A-9 AND SHEET A-3 ALSO NEED TO FILL OUT ALL INSULATION FORMS (ATTACHED) - PLANS AND CHART INFO MUST ALL AGREE

R803

2-02-01
 JLM
 SHEET 6



Roof sheathing - thickness of APA rated sheathing - osb or plywood
 * CLARIFY ROOF SHEATHING - 2 LAYERS OF 1/4" PLYWOOD ON THE WHOLE ROOF OR JUST AT THE BOTTOM EDGE OF THE ROOF ?

FLOOR PLAN

R313 AMENDED

2-02-01
 JLM
 SHEET 5 & 6



Smoke alarms req'd in all sleeping rooms and at all floor levels - mark locations: 110v interconnected - within 15' of each sleeping area door on hall side of door
 * EXERCISE ROOM HAS A CLOSET ANY WILL BE CONSIDERED A BEDROOM - WILL REQUIRE A SMOKE ALARM IN THE AREA AND IN THE HALL W/ 15' OF THE DOOR TO THE AREA. ALSO A ALARM IS REQUIRED W/ 15' OF THE GUEST BEDROOM DOOR ON THE HALL SIDE OF THE DOOR

R308

2-02-01
 JLM
 SHEET 5



Glazing requirements - add note to plans : All glazing to follow R308 of the 2003 IRC as required
 * ADD A GENERAL NOTE AS CALLED FOR ABOVE

* This is an additional comment for item directly above.