

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 ACCESSORY BUILDING 200 SQ. FT. AND GREATER INFORMATION PACKET

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

REQUIRED SUBMITTALS AT TIME OF APPLICATION:

- Building Permit Application
- 2 complete sets of building plans
- 3 copies of a site plan drawn to scale - no larger than 11x17
- 1 copy of access/culvert permit (if a new access is proposed)

In the State of Illinois, Fire Protection Districts have the authority to adopt and enforce ordinances independent from Kane County's adopted building codes and ordinances. It is the owner's responsibility to notify the appropriate fire protection district and comply with any required submittals, inspections and occupancy requirements in addition to those required by Kane County.

ADDITIONAL INFORMATION FOR YOUR REFERENCE (enclosed):

- Site Plan Requirements
- Building and Zoning Rules and Regulations
- Building Permit Fee Schedule
- Accessory Building Information
- Accessory Structure Anchorage Guide
- Pole Building Plan Requirements
- Plan Examination and Code Compliance Worksheet
- Building Plan Revisions
- Site Grading Plans
- Stormwater Permit Information
- Kane County Township Highway Commissioners Information
- Fire Districts Phone Numbers and Map

NOTE: Copies of the current Building Regulations are available upon request in our office or on the Kane County Website at countyofkane.org

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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.

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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

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).

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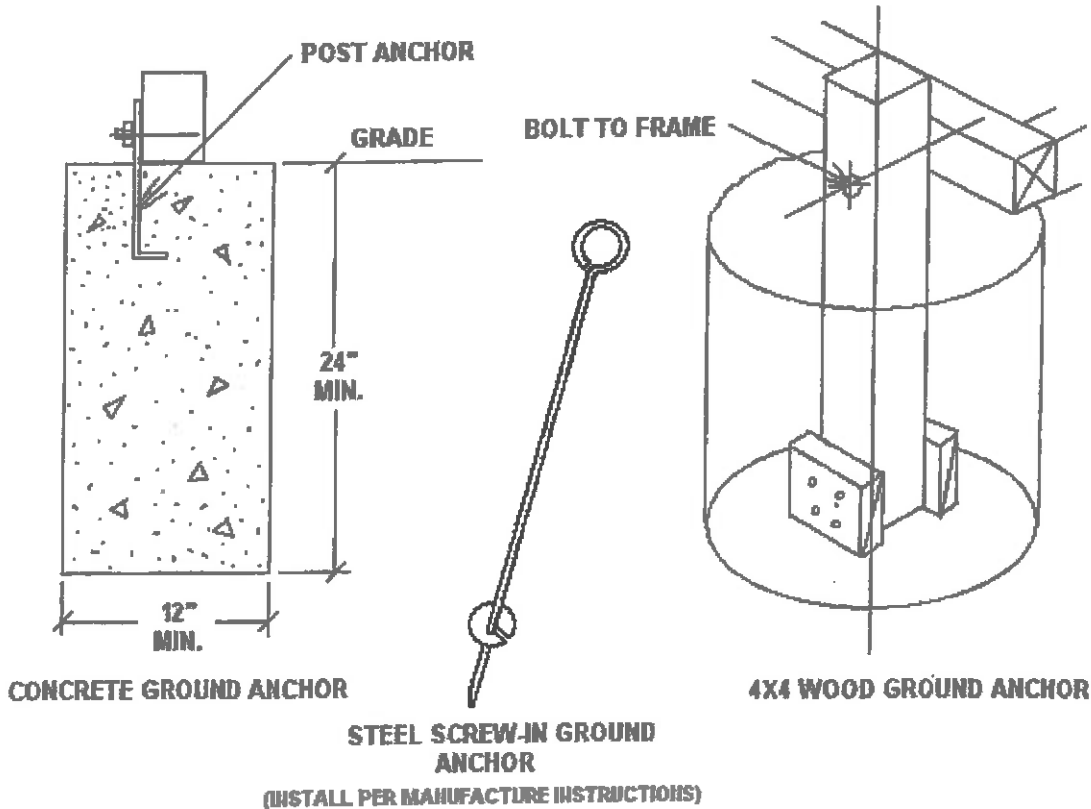


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ACCESSORY STRUCTURE ANCHORAGE GUIDE

(Note: These details are not intended to "storm proof" the structure)

All structures, without concrete foundation systems, shall be anchored to the ground. Anchors must be permanently attached to the main frame of the structure and so designed and installed to prevent self-disconnection.



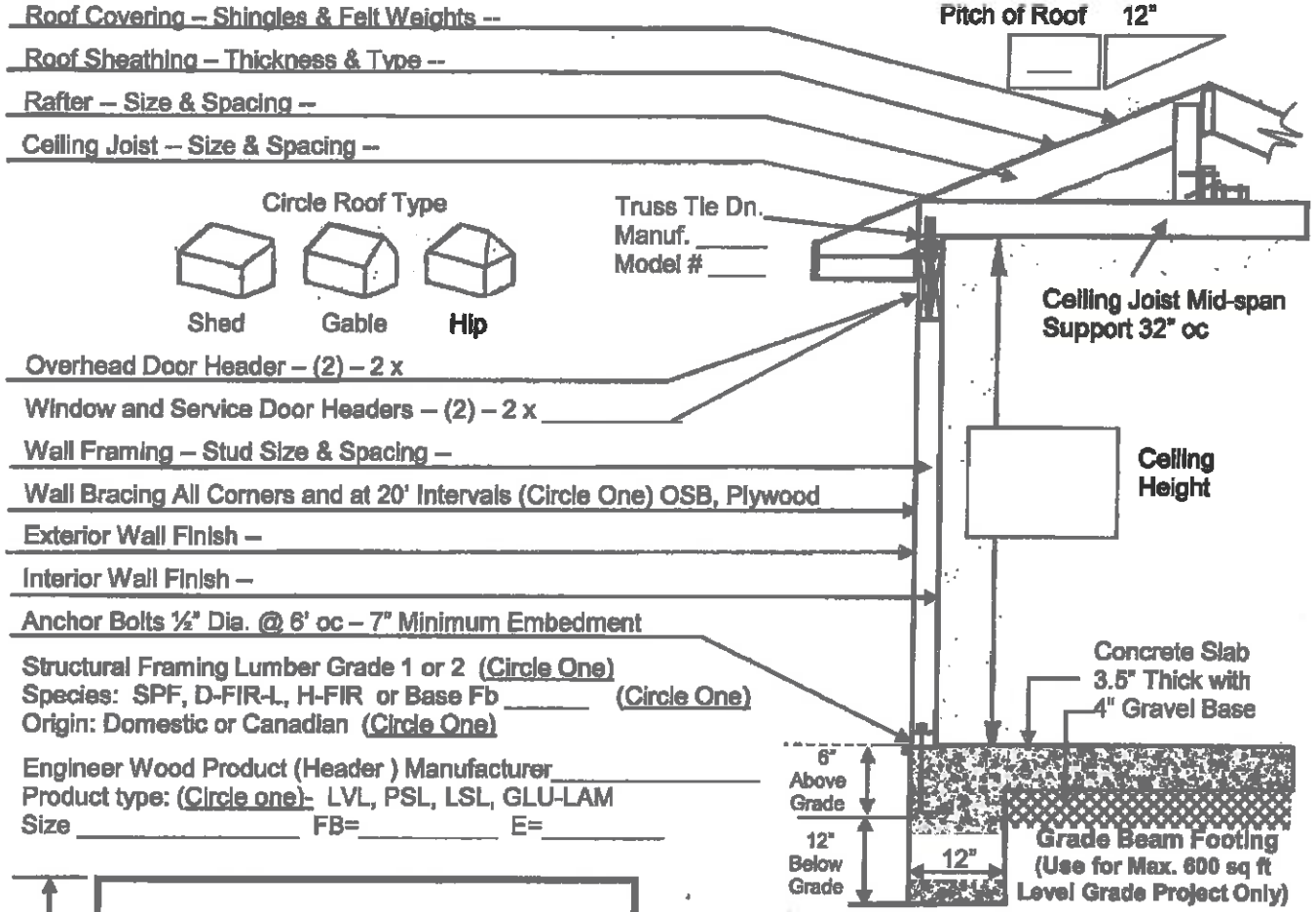
COUNTY OF KANE

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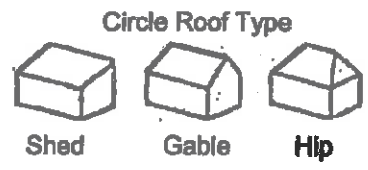


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Handout for Single Story Detached Garages and Accessory Buildings

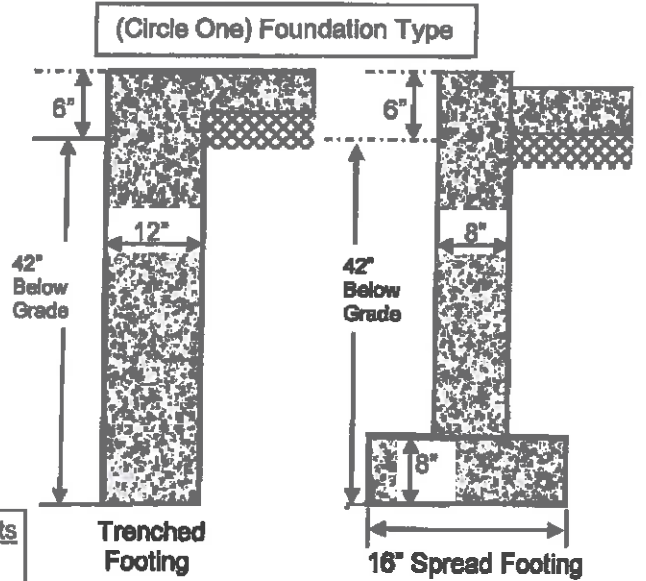
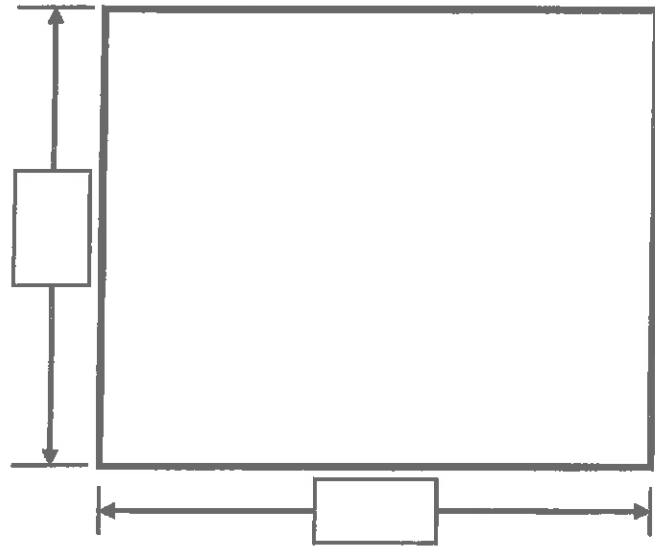


- Roof Covering – Shingles & Felt Weights --
- Roof Sheathing – Thickness & Type --
- Rafter – Size & Spacing --
- Ceiling Joist – Size & Spacing --



- Overhead Door Header – (2) – 2 x
- Window and Service Door Headers – (2) – 2 x
- Wall Framing – Stud Size & Spacing –
- Wall Bracing All Corners and at 20' Intervals (Circle One) OSB, Plywood
- Exterior Wall Finish –
- Interior Wall Finish –
- Anchor Bolts ½" Dia. @ 6' oc – 7" Minimum Embedment

Structural Framing Lumber Grade 1 or 2 (Circle One)
 Species: SPF, D-FIR-L, H-FIR or Base Fb _____ (Circle One)
 Origin: Domestic or Canadian (Circle One)
 Engineer Wood Product (Header) Manufacturer _____
 Product type: (Circle one)- LVL, PSL, LSL, GLU-LAM
 Size _____ FB= _____ E= _____



Show Window and Door Locations with Header Size and Measurements
 Show Roof Ridge Direction
 Show Electric if to be Installed – (Circle One) - Yes No
 All Glazing to Follow R308 of 2012 IRC

(See Reverse Side)

ACCESSORY STRUCTURE CONSTRUCTION FORM

This following drawing is available for simple one-story rectangle structures only.

This sheet may be used for your building plans by filling out each line with your building component. Indicate the type, size, on-center spacing of each item and/or what ever is appropriate to explain which component will be used at that location.

Structures with a wood floor system will require a floor framing plan also showing the anchorage to the ground.

Any structure more than one story, non-rectangular, or having offset walls will require a detailed plan set containing a foundation plan, floor plan, elevations views, wall cross section showing and listing all building components from roof ridge to footing drawn to $\frac{1}{4}'' = 1-0'$ scale.

Any changes made to approved plans such as stairs, adding second floor and dormers, must be approved before rough framing inspection. A new set of plans will be required and must be sealed by an Architect/SE with all changes shown as per Kane County Building Plan Revision Sheet.

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RESIDENTIAL ACCESSORY STRUCTURES POLE BUILDINGS OR STRUCTURES SUPPORTED ON PIERS PLAN REQUIREMENTS

1. Two (2) sets of the building plans drawn to scale.
2. Plans to show the following:
 - Concrete pier footings under each wood column. The minimum diameter of 12" and 12" thick or sized large enough in diameter to support the imposing loads.
 - The minimum footing depth shall be 42" measured to the bottom of the footing.
 - Poles shall be of treated or rot resistance material.
 - For solid sawn rafter support poles: Truss or rafters shall be bolted to the posts with 4" x 4" x 1/4" steel plates under the bolt head and the nut. Laminated 2x support poles: Where truss or rafter are supported within a pocket, the 1/4" steel plate washers are not required.
 - The roof load requirements for truss or rafters shall be 30# live load, plus 10# dead load per square foot. Minimum total load of 40# per square foot.
 - Service door exits are required. These do not include any overhead door or other equipment entry doors.
 - Show wind bracing, siding support materials, and girt boards for the walls. For the roof show the roof purlin and other roof system components
 - Plan sets are to be sealed by an Illinois Registered Architect or Structural engineer.
 - Provide a signed statement as to the use of the structure and the number of occupants.
3. Pole buildings for a business uses will be reviewed under the 2012 International Building Code.

KANE COUNTY
PLAN EXAMINATION & CODE COMPLIANCE WORKSHEET
2012 IRC CODE AS AMENDED BY KANE COUNTY (Effective 1/16)

Please review your plans before you submit them for a building permit.
 The following items should be noted on the building plans in the appropriate locations

Do not use any form of a schedule for code and structural items.

These items are to be noted at their appropriate locations.

<u>CODE</u>	<u>DESCRIPTION</u>
I. FOUNDATION PRINT	
R 408	Crawl space vents/heated with return air allowance
R 408 (Amended)	Access to crawl size/location (Min. 24"x 30")
R 408 (Amended)	4" Gravel over vapor barrier in crawl space
R 310 (Amended)	Basement Emergency escape & rescue opening (in sq. ft. net clear opening with sill height) well size (9 sq. ft. min.) & location ladder (Note: A removable sash does not meet code requirements).
State of IL Plng Code	Basement floor drain – to sanitary sewer
R 407	Column size
R 403	Column footings – size and thickness
R 1003	Fireplace footing 12" thick - project 6" all sides
R 311	Landings at doors – required at exit door and where there are more than 2 risers
R 408	Crawl height (24" min.- 48" max.)
II. CROSS SECTION	
Table R 404.1.1(1-4)	Foundation walls
R 403 (Amended)	Footing min 42" below grade Table R 301.2(1)
R 405	Drain tile, filter membrane & washed stone crawl space/basement - 6" of washed stone over tile and 2" under tile – stone shall be covered with a filter membrane.
R 403 (Amended)	Footing size
R 403	½" Anchor bolts - 6'oc max - 7" into concrete
R 406	Damp proofing foundation walls
R 503	Deck sheathing - thickness of APA rated sheathing - osb or plywood
R 602	Exterior walls & bearing partition framing - max 10'0" for 2x4 studs – stud size & spacing
2015 IECC	Insulation R value (flat ceiling R 49 – cathedral ceiling R 30 with 1" airspace above – walls R 20 - floors R 30 – crawl R 15/19 - basement walls R 10/13 - min R 10/15 heated slab perimeter
State of Il (1/2016)	insulation at walkout foundation walls OR at application energy performance program.
R 702.7	Vapor barrier (wall - ceiling) – Climate Zone 5
R 806	Roof vents & eave vents - size and spacing per code requirements
R 305	Celling heights - at all levels
R 404	Foundation wall 6" min over finished grade
R 703	Stone/Brick veneer - air space - metal ties - base flashing - weep holes
Table R 602.10	Wall bracing-required on all corners and at 20' intervals with sealed air barrier. Fig. R 602.10.2.2
R 803	Roof sheathing - thickness of APA rated sheathing - osb or plywood
R 905	Roof covering & weights - shingles & felt - ice shield underlayment (eave to 24" horizontal past interior side of exterior wall).
R 703	Siding thickness and type
R 318	Provide termite protection per 2012 IRC - Identify or detail type on wall section or foundation plan sheet.
III. FLOOR PLANS	
R 314(Amended)	Smoke Alarms req'd in all sleeping rooms and at all floor levels - mark locations: 110 v interconnected - within 15' of each sleeping area door on hall side of door.
R 315	CO Detectors per 2012 IRC and the State of Illinois Carbon Monoxide Detector Act.
R 308	Glazing requirements - add note to plans : All glazing to follow R 308 of the 2012 IRC as required
R 303	Glass sizes - mark at all window locations
R 310 (Amended)	Mark egress window – mark egress window locations and sizes in sq. ft. on floor plans
Chapter 15	Exhaust fan - bathroom - kitchens
R 303	Stairway illumination
R 311	Handrail detail 34-38" with spindle spacing / Guard detail - 36" high – with spindle space. Stair detail rise (max 7 ¾") and run (min. 10" nose to nose) also show nosing profile of not less than ¾" but not more than 1 ¼".
R 312	Window fall protection - add note to plans: All windows to follow R 312.2 of the 2012 IRC as required
Table R 1001.10	Hearth extension - min 16" to front & 8" to sides of fireplace opening - if opening is 6 sq. ft. or greater 20" to frt & 12" to sides

(OVER)

<u>CODE</u>	<u>DESCRIPTION</u>
R 703, R 1001, R 1004	Pre-Fab fireplace - list the type of face and hearth material and what supports each (if masonry, support on masonry or steel per archt/s.e. design)
R 807	Access to attic size/location - min 22" x 30"
R 302.5, 302.6	Fire resistant material - common walls to roof sheathing/common walls and ceiling. All walls, ceiling & steel (if living area above garage) solid core door (no glass) between house and garage
E 3902	2012 IRC - GFCI: all outlets (bathroom-exterior-garage-kitchen) basement minimum of one (typical for all)[use single dedicated outlets for sump/furnace not GFI]- mark whirlpool location: follow 2012 IRC .
E 3902	Include note on floor plans or electrical sheet "Arc fault protection (AFCI) - all circuit supplying 120-volt, single phase, 15 and 20 amp outlets - per 2012 IRC."

IV. ELEVATIONS

R 106, 202	Include grade & foundation design - all elevations – DEFINITION: STORY ABOVE GRADE PLANE
R 1001,G 2427 & 2428	Chimney - 2' over highest structural point w/i 10'- Include termination vents for gas equipment

An Illinois Registered Architect/Structural Engineer may be required to check specific items in the following section and issue a letter with calculations.

V. STRUCTURAL

R 403	Column footing - base on psf soil capacity
R 403 & R 104	Column & Wall Footings – Verify Proper Sizing to Carry All Imposed Loads
R 106	Beams - not sufficient for spans indicated - See R 301, R 501, R 801
Table R 404.1.1 (1-4)	R 404 - Foundation Walls – Sealed Design – Include All Required Reinforcement
R 502, R 602, R 802	Show grade & species of lumber (floor and ceiling joists-headers-rafters-beams) at locations used. Specify manufacturer of specific floor I-joist or laminate header or beam product - furnish latest design data per manufacturer
R 502	Floor joist over-spanned
R 502 (Amended)	Lateral restraints at supports - bridging
R 502	Cantilever - construction detail of floor framing
R 106, R 301	Furnish detail sunken floor - at beam and wall
R 301, R 501	Double all joist under whirlpool (show at location joists are to be doubled)
Table R 502.5(1&2)	Header sizes at the location used - typical frame bearing headers
R 106, R 301, and R 501, R 801	Special headers that do not fit into circumstances shown in header tables – architect/structural engineer design
R 802	Ceiling joist over-spanned
R 301, R 802	Roof rafter over-spanned
R 502, R 802	Truss certificates and truss layouts to be submitted at time of application for permit (two copies of each stamped by the same State of Il. licensed Structural Engineer) - architect/structural engineer to verify all truss supports and required tie-downs per his design in letter form
R 301	Cathedral ceiling - show ridge connection detail to prevent horizontal thrust and sliding of rafter and detail rafter tie downs- See footnote (a) on rafter span tables R 802.5.1(3)&(5)
R311,R317,R502,R507	Exterior deck detail (see attached sheet)
Ch.17 & 24, G 2407	Combustion air - appliances

ADDITIONAL ITEMS TO INCLUDE ON PLANS

Provide roof plan – show rafter size and spacing, the type of valleys (true or over-framing), what is supporting upper ends of true valleys and what is supporting lower rafters supporting over-framing.

Indicate the location/s of interior roof supports and what the supports are on the roof plan and floor plan.

Architect of record to review all truss reaction loads and truss layouts (both sealed by the same state of IL. licensed structural engineer) and verify all bearing supports for the trusses are per his design (in letter form).

Detail the brick support at the following location/s.

Detail the tray ceiling framing in plan view and section view through the roof rafters at both ends of ceiling joists – showing rafter tie-downs.

Detail the vaulted ceiling through roof rafters and both ends of the ceiling joist – Also detail the rafter tie-downs.

Detail the beam/iv/header intersection connection.

Detail section of bearing/non-bearing walls (roof and wall intersection).

Provide all design data for dimensional lumber, I's, I-joists, and lam beam, as called for, in the design criteria box attached. Use latest design data per manufacturer of specific product.

Provide rafter ties 48"oc directly above ceiling joists that run perpendicular to rafters.

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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:  NEXT → CHANGE DATE 

- 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		1.1	Basement floor drain - to sanitary sewer * MARK ALL - ALSO NEED DRAIN AT LOWER LEVEL(SPORTS AREA) TO SANITARY (GRAY WATER)		
R403					
2-03-01 JLM SHEET 4		1.2	Column footings - size and thickness * YOUR NOTE SAYS TYPICAL FOR 8 - THERE ARE 10 (ONE BY THE STAIRWAY TO 1ST FLOOR (NEAR ARCADE AREA)		
R1003					
2-03-01 JLM SHEET 4		1.3	Fireplace footing - 12" thick - project 6" all sides * FIREPLACE FOR STUDY/LIBRARY		
WALL CROSS SECTION					
R406					
2-02-01 JLM SHEET 6		1.4	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		1.5	Insulation R value (flat ceiling R36-ath 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 program. 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		1.6	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 6 & 8		1.7	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/I 15' OF THE DOOR TO THE AREA. ALSO A ALARM IS REQUIRED W/I 15' OF THE GUEST BEDROOM DOOR ON THE HALL SIDE OF THE DOOR		
R308					
2-02-01 JLM SHEET 8		1.8	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.

COUNTY OF KANE

**KANE COUNTY DIVISION OF
ENVIRONMENTAL & WATER
RESOURCES**



**Jodie L. Wollnik, P.E., CFM
Director**

County Government Center
719 Batavia Avenue
Geneva, IL 60134
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website: <http://www.co.kane.il.us>

KANE COUNTY WATER RESOURCES REQUIREMENTS AND REVIEW FEES

Date: January 1, 2020

To: All property owners, builders/contractors, developers

From: Kane County Division of Environmental and Water Resources

With any application for a building permit that involves earth moving, including, but not limited to stripping topsoil or digging a foundation, a site plan is to be submitted showing, at minimum, the following:

- The entire property with all existing topographic features, including contours at 1 foot intervals;
- All proposed improvements (including planned future improvements);
- Grading of the property to accommodate proposed and future improvements.

During the review process, it may be determined that additional information, surveys, easements or permits are required for the improvement. Water Resources staff will contact you directly and advise you of any additional requirements.

Most improvements will require a Spot Survey and a Final Grade Survey (FGS). You will be advised of the need for these surveys when you are presented with a permit. A Spot Survey is acquired once the foundation is poured, and is done to verify the improvement is in the correct position and at the correct elevation. Once all construction is completed on the site, a FGS showing all improvements and the grading will be required prior to final inspection and occupancy. A checklist is available through Water Resources for the FGS.

Occasionally, Water Resources will require a site visit to ensure the final construction is in conformance with the design plans. This too will be noted on your permit.

The applicable Water Resource review fees will be included in your Building Permit fee and are as follows::

WR Floodplain	\$200.00 (not requiring a separate Stormwater Permit)
WR Hourly Rate	\$75.00
WR Single Family Home	\$300.00
WR Site Visit	\$150.00
Stormwater Permit Fees (if required)	See Schedule A - Stormwater Permit Fees

Site plan requirements may be waived by Water Resources for small projects with minimal impact to site grading. If you have questions regarding the specific requirements of a Site Plan, Spot Survey, FGS or Site Visit as it pertains to your project, please contact the Kane County Water Resources Department at 630-232-3497. We are located on the ground floor of Building A at the Kane County Government Center in Geneva.

COUNTY OF KANE

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KANE COUNTY WATER RESOURCES STORMWATER REQUIREMENTS AND REVIEW FEES

Date: January 1, 2020

To: All property owners, builders/contractors, developers

From: Kane County Division of Environmental and Water Resources

In addition to your building permit, you may be required to obtain a separate Stormwater Permit from Kane County Division of Environmental and Water Resources under the Kane County Stormwater Management Ordinance, with an effective date of January 1, 2002, and a revision date of June 1, 2019.

A Stormwater Permit is issued as part of the Building Permit for:

- Single Family Homes with no wetlands or floodplain on the site and less than 25,000 sq. ft. new impervious area
- Fences, Sheds (less than 200 sq. ft.) and Pools located in Floodplain and not requiring Compensatory Storage

Fees are collected as part of the building permit and no separate Stormwater permit application is required.

A separate Stormwater Permit is required for:

- Single Family Homes with floodplain, wetlands or depressional storage areas on the property or greater than 25,000 sq. ft. of new impervious area (driveway, roof, patios, etc.).
- Agriculture, Multi-Family and Commercial projects with floodplain, wetland, or depressional storage areas on the property, or the disturbed area exceeds 5,000 square feet.
- Projects that may not require a building permit but exceeds 5,000 square feet of disturbance, or moves more than 250 cubic yards of material, or falls within floodplain, wetland or a depressional storage area.
- Chain-link, split-rail, horse/animal and electric fences as well as any other fencing types not requiring a building permit located in a floodplain.

A Stormwater permit application will be required to be completed and separate stormwater fees will be collected.

If you are unsure if your project requires a separate Stormwater Permit, visit the Kane County Water Resources Department on the ground floor of Building A at the Kane County Government Center in Geneva or call 630-232-3497. Permit applications can be found online.

KANE COUNTY TOWNSHIP HIGHWAY COMMISSIONERS (PUBLIC USE)

Updated 11/2012

TOWNSHIP	COMMISSIONER	ADDRESS	PHONE #'S
AURORA	JOHN SHOEMAKER	220 BUTTERFIELD NORTH AURORA, IL 60542	Office: 630-892-0246
BATAVIA	CHRIS LONG	131 FINN DRIVE, SUITE B BATAVIA, IL 60510	Office: 630-879-5515
BIG ROCK	RICK RAUSCH	BOX 63 / 47W860 E. 2 ND ST. BIG ROCK, IL 60511	Office: 630-556-4331
BLACKBERRY	ROD FEECE	43W390 MAIN STREET ELBURN, IL 60119	Office: 630-365-9109
BURLINGTON	PETE HANSEN	BOX 129 / 434 S. MAIN ST. BURLINGTON, IL 60109	Office: 847-683-4848
CAMPTON	SAM GALLUCCI	5N790 IL ROUTE 47 MAPLE PARK, IL 60151	Office: 630-365-9300
DUNDEE	LARRY BRAASCH	1900 SLEEPY HOLLOW RD. DUNDEE, IL 60118	Office: 847-426-0898
ELGIN	RICHARD BURNIDGE	725 S. McLEAN ELGIN, IL 60123	Office: 847-741-4637
GENEVA	MARK T. WISSING	400 WHEELER DR. GENEVA, IL 60134	Office: 630-232-3608
HAMPSHIRE	STAN WALKER	100 CENTER ST. HAMPSHIRE, IL 60140	Office: 847-683-4485
KANEVILLE	DENNIS LONG	3S015 DAUBERMAN ROAD ELBURN, IL 60119	Office: 630-557-2773
PLATO	JOE HULKE	10N924 RIPPBURGER RD. ELGIN, IL 60124	Office: 847-464-5121
RUTLAND	JAY SCHULTZ	16N491 POWERS ROAD GILBERTS, IL 60136-9630	Office: 847-428-6789
ST. CHARLES	RON JOHNSON	1725 DEAN STREET ST. CHARLES, IL 60174	Office: 630-584-3496
SUGAR GROVE	GREG HUGGINS	BOX 465 / 70 1 ST ST. SUGAR GROVE, IL 60554	Office: 630-466-4274
VIRGIL	LARRY PETERSON	110 N. SUMMER, BOX 189 MAPLE PARK, IL 60151	Office: 815-827-3383

NOTICE TO APPLICANTS

In the State of Illinois, Fire Protection Districts have the authority to adopt and enforce ordinances independent from Kane County's adopted building codes and ordinances.

It is the responsibility of the applicant applying for new construction, remodeling, or additions to an existing structure to notify the appropriate fire protection district and comply with any required submittals, inspections and occupancy requirements in addition to those required by Kane County.

FIRE DISTRICT PHONE NUMBERS Kane County, Illinois

Algonquin - Lake In The Hills Fire District	847-658-8233
Aurora (city) Fire District	630-898-2421
Aurora Township Fire District	630-898-3222
Batavia Township & Countryside Fire District	630-454-2100
Big Rock Fire District	630-556-3214
Burlington Fire District	847-683-2199
Carpentersville & Countryside Fire District	847-426-2131
East Dundee Fire District	847-426-7521
West Dundee Fire District	847-551-3805
Elburn & Countryside Fire District	630-365-6855
Geneva Fire Department	630-232-2530
Hampshire Fire District	847-683-2629
Hinckley Fire District	815-286-7711
Huntley Fire District	847-669-5066
Kaneville Fire District	630-557-2443
Maple Park Fire District	815-827-3500
Montgomery Fire District	630-897-0622
North Aurora Fire District	630-897-9698
Pingree Grove & Countryside Fire District	847-741-3151
Rutland & Dundee Fire District	847-426-2522
Fox River & Countryside Fire/Rescue District	630-584-3473
South Elgin Fire District	847-741-2141
Sugar Grove Fire District	630-466-4513
Sycamore Fire District	815-895-4514

REVISED 11/2012

GENERALIZED FIRE DISTRICT MAP FOR BUILDING CODE USE ONLY

Kane County, Illinois

