Village of Glen Carbon

New Residential Building Permit Application

Building & Zoning Department

151 N. Main Street

Glen Carbon, Il 62034

Phone 618-288-7502

FAX 618-288-1238

SILT FENCE & EROSIONS CONTROL MEASURES MUST BE IN PLACE BEFORE BREAKING GROUND

NOTICE TO ALL BUILDING PERMIT APPLICANTS

INFORMATION SHEET

GLEN CARBON BUILDING DEPARTMENT

1) **Complete the application. (Incomplete forms are returned)**

2) **Date and SIGN the application and bring it to the Building & Zoning Department at Village Hall. You may submit applications electronically to; kcrawford@glen-carbon.il.us or gneal@glen-carbon.il.us**

3) **Plans are required to include:**

   a) **Floor Plans**
   b) **Building Elevations**
   c) **Truss Layout Plans**
   d) **Site Plan**

4) **Your PERMIT to start construction along with a statement of charges and inspection information will be available for pick up in the Office of Building and Zoning provided your application is complete and meets Building and Zoning Regulations.**

5) **Payments for permits are required when permits are issued.**

6) **It is against the law to Use or Occupy (in whole or in part) any structure before being issued a CERTIFICATE OF USE AND OCCUPANCY.**

7) **Dumpsters and temporary restroom facilities cannot be placed on the street.**

8) **Commercial vehicles, trailers and equipment cannot be left on the street overnight.**

9) **Permits must remain visible and kept in good condition.**

10) ***Sift fence & erosion control MUST be in place prior to breaking ground***

11) **If you have any questions or concerns please call for clarification before proceeding**

The Following Codes are used by the Village of Glen Carbon

2012 International Building Code
2012 International Residential Code
2003 International Mechanical Code
2003 International Fuel Gas Code
2005 National Electrical Code
Current Illinois Plumbing Code
Current International Energy Conservation Code
Madison County Private Sewage Disposal Code
1997 Illinois Accessibility Code & (note 2010 A.D.A. now an Illinois Requirement)
2004 N.F.P.A. 96 Commercial Cooking
U.L 197 Standards

IF YOU HAVE ANY QUESTIONS REGARDING CODES, MATERIALS OR INSTALLATION. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER AND/OR TRADE TO CONFIRM.

Permit No._____

Zoning_____

Village of Glen Carbon Residential Building Permit Application

PART 1. GENERAL

Subdivision_____ Lot #_____

Project Address_____

Square Footage of Lot_____ Property I.D. #_____

PART 2. TYPE OF BUILDING

Types of Structures

□ Single Family_____ □ Multi Family_____
□ Two Family_____ □ No. of units_____

□ Market Value of Improvement_____

Market Value; $110.00 sq. ft 1st.2nd. 3rd. floor, $50.00 sq. ft. garage & unfinished basement, $75.00 sq. ft. finished basement

Dimensions		**Plumbing (indicate number)**	
No. of stories above foundation		W. Closets	Sinks
Square Feet first floor		Bathtubs	Dishwasher
Square Feet second floor		Showers	Disposal
Square Feet third floor			
Square Feet of basement		Lav.	Water Heater
Total Square Feet (floor 1,2,3) to be finished		Floor Drain	Service Sink
Total Square Feet of basement to be finished		Laundry Drain	Boiler ☐
Square Feet Garage		Roof Drain ☐	Sump ☐
Square Feet Carport			
Number of Bedrooms	Number of bathrooms	Other	In Ground Sprinkler # of heads
		Water service size	
		Distance to upstream manhole	
How will property be accessed		Depth of Sewer Tap	

Mechanical

Heat

Quantity	Type
Flue	Type

Water Heater

Quantity	Type	Flue

Air Conditioner

Quantity	Type

Electrical (indicate amps of each)

Service

AMP	Wire

Total # of circuits

Dishwasher	☐	Disposal	☐
Washer	☐	Water Heater	☐
Range	☐	Oven	☐
Dryer	☐	Motor	☐

Communications unit

Sub Panel	☐	Transformer	☐
Elect. Heat	☐	Total KW	
Air Cond.	☐	Total BTU	
Gas Furnace	☐	Ceiling Fans	

	Contractor Name	Tel. Number	License Number	Date
Builder				
Electrical				
Plumbing				
Mechanical				
Roofer				
Other				

OWNER

Name_____

No._____ Street_____

City_____ State_____ Zip_____

Telephone_____

E-Mail_____

GENERAL CONTRACTOR

Name_____

No._____ Street_____

City_____ State_____ Zip_____

Telephone_____

E-Mail_____

DRIVEWAY, SIDEWALK & PARKING LOT STATEMENT

The owner and/or builder/developer with consultation of a qualified professional engineer will insure adequate compaction of grades under sidewalks, driveways and/or parking lots when installed over public road right-of-way and easements. The Village of Glen Carbon assumes no responsibility for any settlement or pavement damage and the owner and/or builder/developer hereby agrees to hold the Village of Glen Carbon harmless from any future costs or maintenance of said sidewalks, driveways and/or parking lots.

_____ _____

OWNER **BUILDER/DEVELOPER**

By filling in the box below you agree it constitutes an "electronic signature" of the owner/legal representative CHECK BOX>>> ☐

THE OWNER IF THIS STRUCTURE AND THE UNDERSIGNED AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THIS JURSIDICTION AND AGREE NOT TO ALLOW ANY PERSON OR PERSONS TO USE OR OCCUPY THE ABOVE STRUCTURE BEFORE A FINAL INSPECTION HAS BEEN MADE AND APPROVED AND A CERTIFICATE OF USE AND OCCUPNACY HAS BEEN ISSUED FOR THIS STRUCTURE.

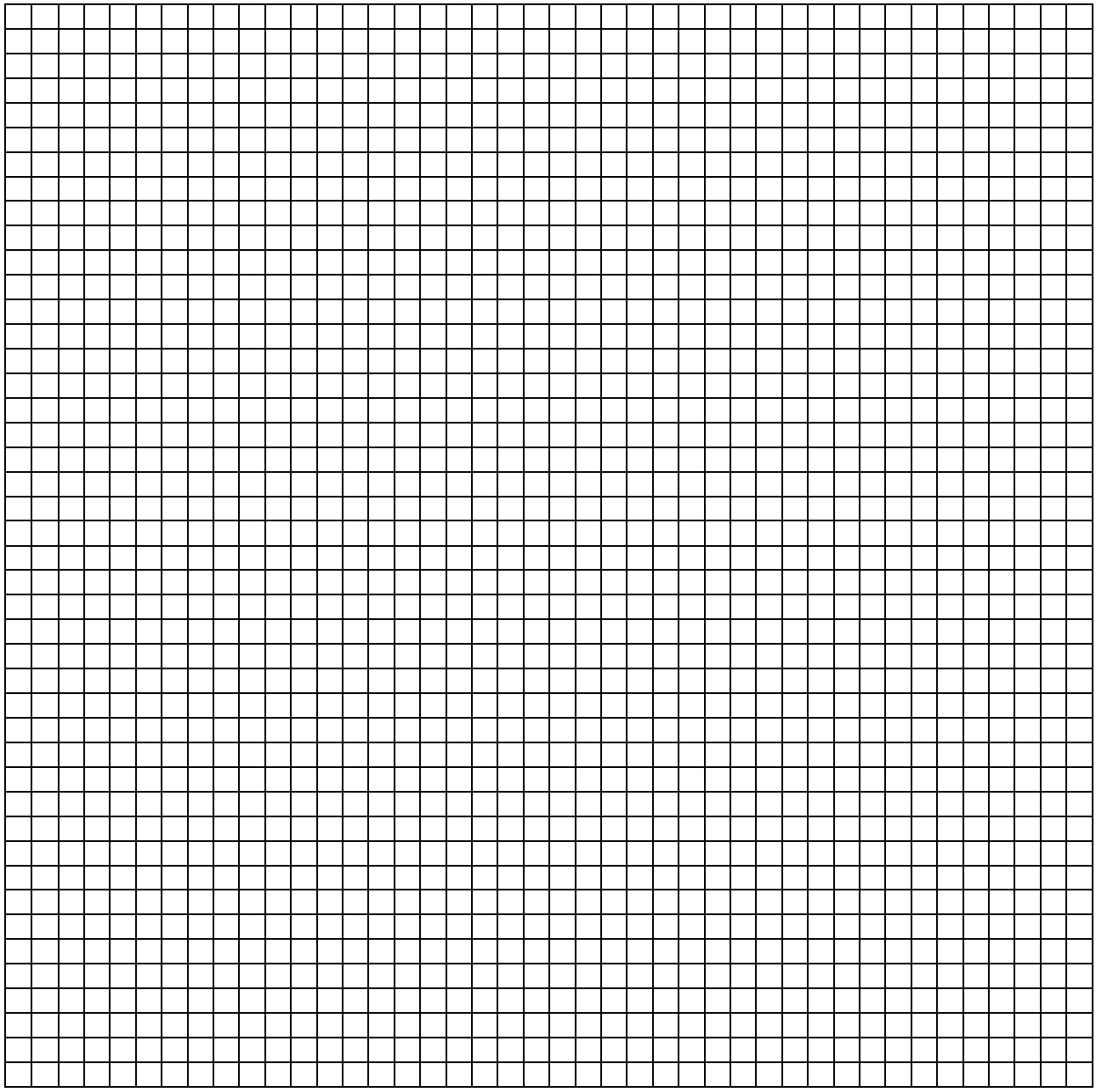
"IT IS THE APPLICANTS RESPONSIBILITY TO COMPLY WITH ANY SUBDIVISION COVENANTS AND RESTRICTIONS WHICH MAY ALSO APPLY TO YOUR PROPOSED CONSTRUCTION."

_____ _____

Date Signature of Owner or Legal Representative

PLOT PLAN

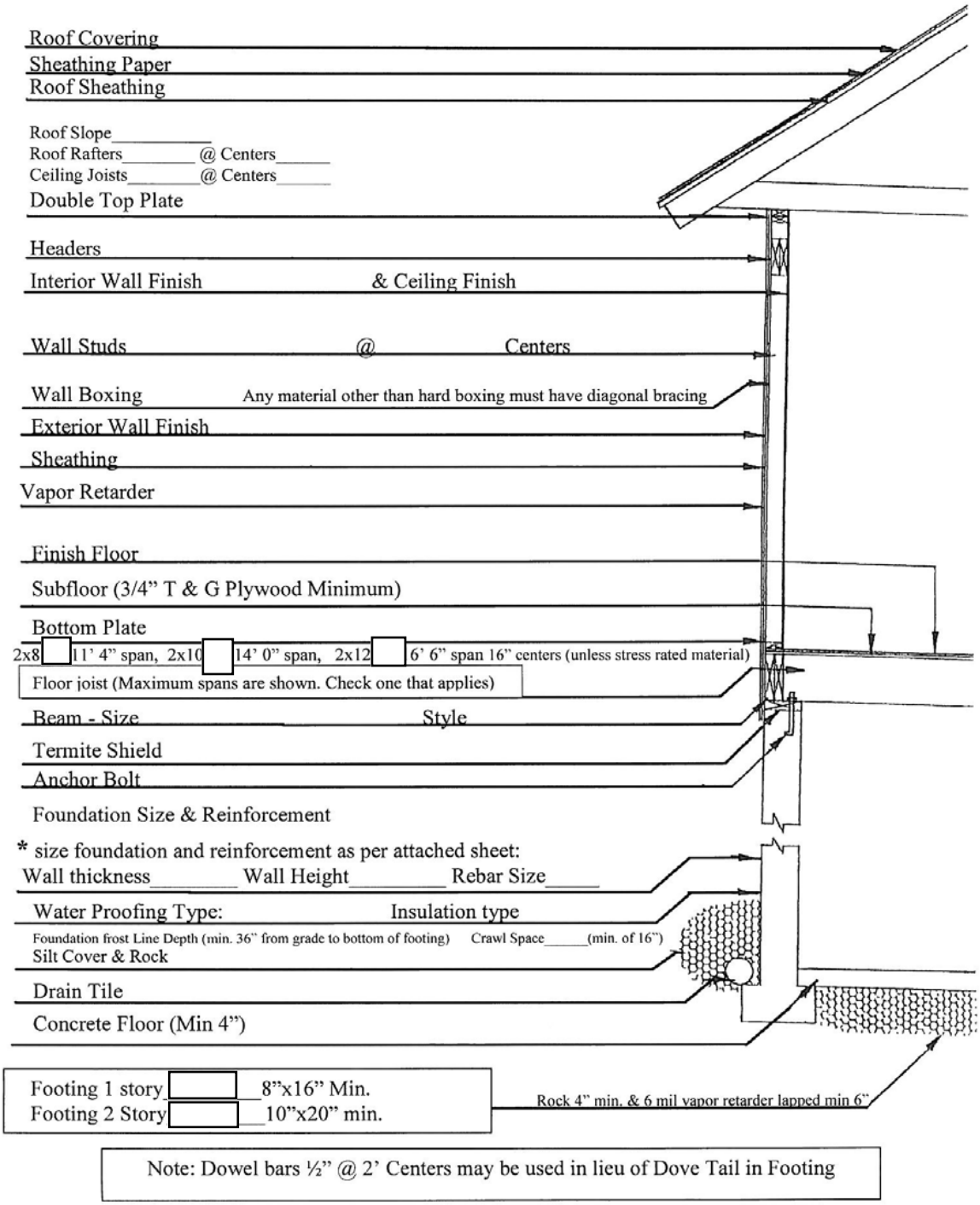
1) **Draw lot and show its dimensions**
2) **<u>Show distances (setbacks) of all buildings to lot lines, dimensions (size) of buildings and lot. Indicate size & location of easements.</u>**
3) **If a corner lot indicate setbacks on both streets**
4) **Indicated any additional out buildings, size & setbacks.**
5) **Indicate proposed location of new home.**
6) **Indicate street and road names**
7) **Indicate North**



Specification Sheet

Village of Glen Carbon Building & Zoning

NOTE: List all Sizes & Materials



Note: Dowel bars ½" @ 2' Centers may be used in lieu of Dove Tail in Footing

EFFECTIVE FOR ALL BUILDING PERMITS-SINGLE FAMILY & COMMERCIAL

Effective 10-6-2015

Glen Carbon Village Ordinance 11-5-4, E, 3, 4 & 5 It shall be the responsibility of the owner/contractor to have surveyed and documented after the foundation wall is completed item "3" below and item "5" if applicable. The developers are responsible for item "4" and other as outlined in the Village of Glen Carbon plat requirements.

3. **Each lot on any final plat or final development plan shall have identified on the plat of record an elevation height that shall be the minimum elevation of the lowest opening (first floor, walkout basement, or basement window) to adjacent grade.** This elevation shall be determined and established by the elevation of the 100-year storm in any drainageway or structure adjacent to that lot or surrounding area that may subject that lot to potential flooding from any of those drainageways. **That elevation will then be required to have one foot (1') of freeboard.** All lots shall be noted on the plat of record as either suitable or unsuitable for walkout basements.

4. All developments must be provided an overland flow path that will pass the 100-year, 24-hour event flow at a stage at least one foot (1') below the lowest grade, adjacent to a structure, in the vicinity of the flow path. Street ponding and flow depths shall not exceed curb heights.

5. When the street side of any principal structure will be constructed below roadway elevation, the applicant shall submit documentation from an engineer showing how they propose to protect the structures from stormwater runoff in excess of the design capacity of the roadway.

REQUIRED ENERGY CODE COMPLIANCE

Public Act 096-0778 was signed into law on August 28, 2009 amending the Energy Efficient Commercial Building Act by including residential buildings and amending the name of the act to the Energy Efficient Building Act. The new requirements for residential buildings became effective on January 29, 2010. The act established a statewide residential energy code, which requires that newly constructed residential buildings meet the minimum standards set forth in the most recent version of the International Energy Conservation Code.

All new permit applications must contain a completed "Res-Check" evaluation based on the current IECC or other approved methods showing compliance and the accompanying inspection report. ***NOTE: builder/contractor must keep and place the certificate on the main panel prior to final inspection.***

Information on this web based program may be found at this link"
http://energycode.pnl.gov/REScheckWeb/
You will also be able to download and use the free software at this link:
http://www.energycodes.gov/rescheck/

It is the responsibility of the permit holder or owner to supply this documentation. All "Res-Check" data must show compliance with the most current Illinois approved Energy Conservation Code.

Until the rough in has an approved rough in inspection, DO NOT REMOVE ANY LABELING FROM ANY EXTERIOR DOOR OR WINDOW. If the documentation is not in place the affected door or window must be replaced.

It is the responsibility of the permit holder to provide this department with any documentation or testing required to assure the project is in compliance with the requirements of the 2012 International Energy Conservation Code.

Signature_____
Owner or Legal Representative

Date_____

Minimum Energy Code Requirements

The references below are not all inclusive

- A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall not cover or obstruct the visibility of the circuit directory label.
- The access from the conditioned space to the attic must have short wall insulated to the full depth of the attic insulation. The access lid must have attached full insulation to match the required attic insulation. The access cover must be weather stripped to seal against air infiltration.

ALL PENETRATIONS INTO THE UNCONDITIONED SPACE MUST BE SEALED. THIS INCLUDES ELECTRICAL BOXES, WIRING, PLUMBING, HEATING PENETRATIONS.

- Tyvek (and other approved comparable products) must be installed and taped as per the manufactures approved installation instructions.
- All heating & air conditioning equipment must be sized in accordance with section M1401.3 of the International Mechanical Code.
- All duct work penetrating into an unconditioned area must be sealed and pressure tested as outlined in section the most current Illinois Approved Energy Conservation Code.
- All ducts, air handlers, filter boxes, and building cavities shall be sealed
- The thermostat for primary forced air furnace shall be a programmable thermostat.
- Recessed lighting in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned space.
- A minimum of 75% of all permanently installed lighting fixtures shall be high efficacy lamps. One bulb equals one fixture.
- All heated pools shall have a vapor retardant cover on or at the water surface. All pools heated to greater than 90ºf shall have a pool cover with a minimum R-12.
- All hot water circulating systems shall be insulated to a minimum R-2.

A compliance report using software tools shall generate a report showing the proposed design complies, includes address and other identification of the residence, component identification, and inspection checklist showing results for standard reference design & proposed design, name of individual completing the report, name and version of the software compliance tool.

Reinforcing requirements for concrete walls

NOTE: You may drop **<u>one size</u>** of the required vertical reinforcing by reducing the distance by one half
EXAMPLE: #5 on 48" centers could be reduced to #4 on 24" centers. A minimum of two rows of horizontal reinforcing will always be required.

DEVIATIONS FROM THE LISTED GUIDE WILL BE REQUIRED TO SECURE A SEALED DRAWING FROM A LICENSED STRUCTURAL ENGINEER.

Maximum Wall Height	Unbalanced Backfill	Minimum Vertical Reinforcing Size & Spacing for a **8" Nominal Wall**
6 Feet	5 Feet 6 Feet	#4 at 48" o.c. #4 at 40" o.c.
7 Feet	4 Feet 5 Feet 6 Feet 7 Feet	#4 at 48" o.c. #4 at 48" o.c. #5 at 48" o.c. #5 at 40" o.c.
8 Feet	5 Feet 6 Feet 7 Feet 8 Feet	#4 at 48" o.c. #5 at 48" o,c, #6 at 48" o.c. #6 at 40" o.c.
9 Feet	5 Feet 6 Feet 7 Feet 8 Feet 9 Feet	#4 at 48" o.c. #5 at 48" o.c. #6 at 48" o.c. #6 at 32" o.c. #6 at 24" o.c.

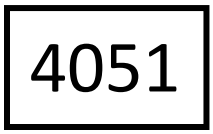
Maximum Wall Height	Unbalanced Backfill	Minimum Vertical Reinforcing Size & Spacing for a **10" Nominal Wall**
7 Feet	4 Feet 5 Feet 6 Feet 7 Feet	#4 at 56" o.c. #4 at 56" o.c. #4 at 48" o.c. #5 at 56" o.c.
8 Feet	5 Feet 6 Feet 7 Feet 8 Feet	#4 at 56" o.c. #5 at 48" o.c. #4 at 32" o.c. #5 at 40" o.c.
9 Feet	5 Feet 6 Feet 7 Feet 8 Feet 9 Feet	#4 at 56" o.c. #4 at 40" o.c. #5 at 48" o.c. #6 at 48" o.c. #6 at 40" o.c.

Maximum Wall Height	Unbalanced Backfill	Minimum Vertical Reinforcing Size & Spacing for a **12" Nominal Wall**
7 Feet	4 Feet 5 Feet 6 Feet 7 Feet	#4 at 72" o.c. #4 at 72" o.c. #4 at 64" o.c. #4 at 48" o.c.
8 Feet	5 Feet 6 Feet 7 Feet 8 Feet	#4 at 72" o.c. #4 at 56" o.c. #5 at 64" o.c. #4 at 32" o.c.
9 Feet	5 Feet 6 Feet 7 Feet 8 Feet 9 Feet	#4 at 72" o.c. #4 at 56" o.c. #4 at 40" o.c. #6 at 64" o.c. #7 at 72" o.c.

The reinforcing and design information included here is for a maximum foundation wall height of nine feet (9'). Foundation walls greater than nine feet (9') must be designed and sealed by an Illinois Licensed Architect or Structural Engineer. The design must be submitted at the same time as the permit application.

Below you will find answers to commonly asked code questions. Please refer to the attached information sheet. Please call the Building Department at (618) - 288-7502 for other information and questions you may have that may not be covered. The information provided **is not all inclusive of adopted code requirements.**

- Building setback is twenty five feet (25') from front property line. Subdivision street right-of-ways are twenty five feet (25') from the center of the road right-of-way.
- Side setbacks are ten foot (10') minimum.
- Rear setback is twenty five feet (25') or 10% of the lot depth, whichever is greater.
- Erosion control and siltation protection will be required to protect streets and other property owners from runoff of residential construction sites. (**See attached section on Erosion Control)**.
- In conformance with the Village of Glen Carbon, combustible materials and rubbish shall not be disposed of by burning on the premises anywhere within the Village of Glen Carbon.
- House numbers are required to be in place at the time of the final inspection.
- Buildings that have been assigned a street number must have the number visibly displayed in Arabic figures (i.e., 1, 2, 3, etc.) at least three inches (3") in height and each stroke must be ½" wide. Arabic figures are required because script numbering (i.e. one, two, and three) can be difficult to read. Legible numbers are essential for rapid response emergency personnel.



- Garages beneath dwellings shall be separated from the dwelling by a one hour (1) rated wall.
- In garages: ceilings, walls abutting the structure shall be 5/8" fire rated drywall.
- Provide four inch (4") minimum step up to interior doors from garage. Drop slab four inches (4") at interior partitions for basement garages. Drop slab four inches (4") below top of house foundation if garage is attached. Door from garage to interior shall be 1 ¾" solid core. Slope concrete slab two inches (2") minimum towards overhead garage door. Man doors entering the dwelling from the garage shall have a closer
- Solid wood or metal insulated door is required on all exterior doors, except a thermal sliding door for kitchen or patio access.
- From **April 1st. to October 1st.** to have an approved final and occupancy permit yards must be graded, seeded and straw or sod in place or a signed contract from a landscaping company with a reasonable completion date submitted and erosion control in place. From **October 1st. to the end of March** a temporary approval will be considered depending on the weather conditions if erosion control is in place at the street and at adjoining finished parcels.
- ***Dumpsters and temporary restroom facilities cannot be placed on the street.***
- ***Commercial vehicles, trailers and equipment cannot be left on the street overnight.***
- ***Permits must remain visible, accessible and kept in good condition.***
- **PIERS:** Minimum frost depth is thirty six (36")
  Minimum diameter for supporting deck is twelve (12") inches
  Minimum diameter for supporting small landings is ten (10") inches

❖ **Deck Framing General:**

Post shall be connected to piers with use of a "post base" that provides an air space between the concrete pier and the post and secured with a foundation bolt. Ledgers shall be attached to the structure with through bolts (carriage bolts or approved structural fasteners) when the basement is not finished.

Lateral deck support is required unless the deck is designed as a free standing deck.

"Fasten Master" or similar fasteners are approved for the purpose they are designed for. Either spacers or approved flashing methods must be used when attaching the "Ledger" to the primary structure. Use hangers when attaching the joist to the Ledger, and the rim joist to the floor joist when a cantilever of twenty four inches (24") or greater. Lateral bracing is required. **Handrails are required when a fourth (4) riser is reached** When handrails are required they **must have a graspable surface and designed in compliance with: Handrail grip size.** All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 11/4 inches (32mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 61/4 inches (160 mm) with a maximum cross section of dimension of 21/4 inches(57 mm).
2. Type II. Handrails with a perimeter greater than 61/4 inches (160mm)shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 13/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 11/4 inches (32mm) to a maximum of 23/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).

❖ **Stairs must terminate on concrete, not on dirt or other unstable surface.**
Risers must be closed to a maximum of four inches (4") open
Any structure that is constructed with an opening for a door that leads to a deck MUST construct and complete the deck. The opening (door) cannot be left as a blocked off opening for future construction of a proposed deck. This is required to receive a certificate of occupancy.

Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere four inches (4") in diameter. **Exceptions:** 1 Triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere six inches (6") cannot pass through. 2 Openings for required guards on the sides of stair treads shall not allow a sphere four & three eights (4 3/8") to pass through.

❖ **Handrails are required on all steps when a fourth riser is reached. Handrails shall be mounted thirty four inches (34") to thirty eight inches (38") above and parallel to a line touching the front stair nosing. The maximum space between balusters (vertical pickets) shall be four inches (4").**

❖ **Smoke Alarms**. Smoke alarms shall be installed in the following locations:

1) In each sleeping room
2) Within fifteen feet (15') outside each sleeping room, in the immediate vicinity
3) On each additional floor/story of the dwelling, including basements but not including crawl spaces and attics. In dwellings or dwelling units with split levels and without intervening doors between adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower is less than one full story below the upper level.

❖ **Carbon Monoxide Detectors (C.O.) are required in every dwelling that has a fuel burning device (propane or natural gas), fire place or attached garage. They must be within 15' of every sleeping room.**

❖ Alterations, repairs and additions. When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings: the smoke alarms shall be interconnected and hard wired.

Exceptions: 1. Smoke alarms in existing areas shall not be required to be interconnected and hard wired where alterations or repairs do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space, or a basement available which could provide access for hard wiring and interconnection without the removal of interior finishes. 2. Repairs to the exterior surfaces of dwellings are exempt from the requirements of this section.

- **Radon-control methods required in all new dwellings regulated by this code shall be constructed using the radon-control features set forth in Appendix F of the 2012 I.R.C.**

- **Draft stops are required in suspended ceilings and open floor trusses so that any one open area will not exceed one thousand (3,000) square feet.**

- **Draft stop all interconnections between wall areas and floor systems.**

- Finish grade shall slope away from building at one inch (1") per foot for a distance of eight (8') feet

- **Any basement with habitable space must have an approve egress window. Every bedroom must have an approved egress window**

  Windows:
  Sill height of window not to exceed forty four (44")
  Minimum opening area five point seven (5.7) square feet
  Minimum opening height twenty four (24") inches
  Minimum opening width twenty (20") inches

  Window Wells/Area Wells:
  Required where window opening sill height is below grade
  Horizontal dimensions minimum nine (9') square feet (width X projection)
  Horizontal projection minimum thirty six (36")

  Ladders:
  Required on window wells deeper than forty four (44") inches and must be permanently attached
  Ladder may encroach up to six (6") inches into well
  Step distance between rungs maximum eighteen (18") inches
  Minimum width twelve (12") inches
  Rungs shall project a minimum of three (3") inches from the wall

  Grates:
  Shall be removable without special tools

- Permits must remain visible, accessible and in good condition at all times
- Commercial vehicles, trailers and equipment cannot be parked on the street overnight

Heating, Ventilation & Air Conditioning

- All drains shall not pose a tripping hazard
- All drains shall be secured and drain indirectly into the floor drain or hub drain
- Combustion air must be provided for furnaces and other fuel burning devices in confined areas
- Return air consideration shall be given to all room with a door separation from the main living area. EXCEPTION: Kitchen, laundry, bathrooms.
- **Garages shall not have a forced air duct from the furnace that supplies that home**

- **At the time of the "footing pre-pour", a concrete encased electrode must be in place. A concrete encased electrode consists of one of the following:** a 20' bare section of rebar, a zinc coated rod or a #4 AWG bare copper wire of twenty foot or greater in length. The grounding electrode must be suspended two (2") inches from the bottom of the footing. The grounding electrode must be connected to the ground rod with an approved connector suitable for burial. The ground rod bonding the grounding electrode may be installed at the time of the pre-pour. If the ground rod is not installed at the time of the pre-pour inspection enough #4 bare copper wire must be left to allow for future connection to the ground rod. The Concrete Encased Electrode connection to the ground rod must be visible at a later date if not connected to the ground rod during the pre-pour inspection.
- **The NMS cable (romex) used in walls shall be covered with drywall or other protective approved wall covering material**
- **NMS cable has been prohibited for use in all commercial projects.**
- G.F.C.I. circuits or receptacles are required for 125 volt 15 amp & 20 amp receptacles installed in outdoor public places

- G.F.C.I. circuits or receptacles are required for 125 volt 15 amp & 20 amp circuits supplying boat hoists
- G.F.C.I. circuits or receptacles are required on receptacles located over bare concrete floors such as in a garage or unfinished basement floor, with the exception of receptacles that are not readily accessible for, de-icing equipment that is on a dedicated circuit for equipment and appliances that cannot be easily moved. A minimum of one G.F.C.I. receptacle must be installed in an un-finished basement.

- **ARC FAULT CURCUIT INTERRUPTER PROTECTION:**
  Dwelling unit Bedrooms. All 120volt, single phase, 15 and 20 amp branch circuits supplying outlets in dwelling unit bedrooms shall be protected by a listed arc-fault circuit interrupter. FPN: for information on types of arc-fault circuit interrupters, see UL 1699-1999, standard for arc-fault interrupters. **EXCEPTION:** The location of the arc-fault circuit interrupter shall be permitted to be at other than the origin of the branch circuit in compliance with (a) and (b): (a) the arc-fault interrupter installed within 1.8m (6ft.) of the branch circuit over current device as measured along the branch circuit conductors. (b) The circuit conductors between the branch circuit over current devices and the arc-fault circuit interrupter shall be installed in a metal raceway or a coble with a metallic sheath.
- No Aluminum wire will be accepted
- No wiring smaller than #12 AWG will be approved, EXCEPTION: 314 wiring for an individual switch leg

- All heating and air conditioning equipment shall have a service receptacle located within twenty five (25') feet of the equipment
- Smoke detectors are required on all levels of a home, within every sleeping room and within fifteen (15') feet of every sleeping room. When more than one smoke detector is required to be installed within an individual dwelling unit the alarm device shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all doors closed. All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.
- Carbon Monoxide detectors are required in every dwelling that has solid fuel source, natural or propane gas fuel source, wood burning fireplace or attached garage. The required carbon monoxide detector shall be installed within 15' of every sleeping room.

All electrical meters that are inspected, will be tagged by a Building Inspector on the meter base. This will let AMEREN or Southwest Electric COOP know the service has passed inspection.

It shall be the customer's responsibility to notify AMEREN or South West COOP of any new or changes in existing electrical service. When a customer secures a permit from this department, they will have to contact the power company, as well as the Building Inspector, to coordinate service changes. The power company has indicated that all work request orders should be scheduled with them at the time of initial contact by the customer.

Glen Carbon Building & Zoning
151 North Main
P.O. Box 757
Glen Carbon, Illinois 62034
Phone: (618)-288-7502: FAX (618)-288-1238

EROSION CONTROL

As a permit holder, you are required by Village Ordinance to prevent erosion onto public roads, right-of-ways, water ways & other private property.

In addition, you are required to put in place a temporary rock driveway to allow for trucks to pull onto the lot without getting into mud and tracking it onto the street. You are responsible, and should require your sub-contractors and delivery trucks to use this temporary drive.

The Village of Glen Carbon Sediment Control and Erosion Control Ordinance was passed in September of 1992 in an effort to minimize soil erosion and related damage to the existing terrain, drainage areas, water-ways, etc… Failure to comply with this Ordinance will result in violation of the Ordinance and a possible stop work order. In the event that the appropriate erosion control measures are not taken, an inspector from the Building & Zoning Department may contact you or a Stop Work Order may be posted with an accompanying diagram showing the problem area. Work is not to continue once a Stop Work Order has been posted until the erosion control problem has been inspected and approved by the Building & Zoning Department. Working while a Stop Work Order is in effect is a violation of Village Ordinance #99-35 and removal of a Stop Work Order by anyone other than an official representative of the Building & Zoning Department is a violation of State Statue 50 ILSC 810/2.

ACCEPTED EROSION CONTROL BARRIERS include silt (filter fabric) fences, gutter buddies, check damns. Copies of the Ordinance and statute are also available at this office. If you have questions feel free to contact this office.

Silt fence & erosion controls measures must be in place prior to breaking ground

Your cooperation is appreciated and your neighbors, the ones most affected, will also appreciate your efforts to keep their neighborhood clean and neat.

Village of Glen Carbon
Public Works Department
151 North Main
P.O. Box 757
Glen Carbon, Illinois 62034
Phone (618)-288-1200: FAX (618)-288-1238

Building Sewers

1) The Builder shall obtain the location of the service lateral or tee connection from the Public Works Department

2) The Builder should verify elevation of service lateral before beginning construction

3) There shall be at least a three foot (3') difference in elevation between the basement floor or the lowest floor elevation in the invert of the public sanitary sewer at the point of connection. Where such a structure is constructed with a basement floor of lowest floor elevation less than three feet (3') above the public sewer invert elevation, it shall be served by a sewage ejector discharging through a line that raises a minimum of three feet (3') above the invert of the public sewer. (Article III section 9 of Ordinance 8733A).

4) All building sewers shall be a minimum of six inches 6" in diameter and constructed of SDR 35 gasket joint pipe

5) Cleanouts

A) Cleanouts shall not be more than one hundred feet (100') apart
B) A cleanout shall be installed within five feet (5') outside the basement or foundation wall. This outside cleanout must be a six inch (6"0 schedule 40 P.V.C. cleanout.
C) All remaining outside cleanouts shall be a minimum of six inches (6") diameter S.D.R. 35 gasket joint type

6) All building sewers within five feet (5') of the basement or foundation wall shall be constructed with schedule forty (40) P.V.C. pipe with glued joints

7) All building sewers outside of the five foot (5') requirement shall be constructed with P.V.C. S.D.R. thirty five (35) gasket joint pipe

INSPECTION PROCEDURE
GLEN CARBON BUILDING DEPARTMENT

The inspections listed below are **MANDATORY** and must be made in sequence as listed below. The building administrator must approve any variation to this sequence.

ALL bearers of building permits are **required** to give inspectors **24 hours** to complete the following inspections prior to commencing with further work.

BILDING PERMITS MUST BE POSTED
CALL 618-288-7502 FOR ALL INSPECTIONS (except Sewer Tap)

1)_____ **PRE POUR-** Footing before it is poured (this includes a mono pour). Property lines must be located, staked and strung to show setbacks from footings (brick ledges must be allowed for in dimensions). Sediment & Erosion control and a Temporary Rock Drive must also be in place at this time. ***The concrete encased electrode must be in place.***

2)_____ **PRE-POUR FOUNDATION INSPECTION-** After footing is poured when the reinforcement is installed in the concrete forms. ***See application information for required amounts of reinforcement.***

3)_____ **POST POUR FOUNDATION INSPECTION-** After foundation wall is poured, waterproofed, drainage system installed and ***exterior basement insulation is installed if applicable.*** Exterior basement wall insulation must be a minimum **"R-10"** value. **The sill plate must be in place and bolted down now or when the under-floor plumbing is installed.**

4)_____ **UNDER-FLOOR PLUMBING INSPECTION-** Before rock backfill over plumbing and the concrete floor is poured. **A vapor barrier must be installed on top of the rock before the floor is poured.**

5)_____ **ROUGH PLUMBING & ROUGH H.V.A.C. INSPECTION- Before** insulation & drywall are installed and after ALL traps, vents, water lines and drains are installed and ***tested***. After all cold air returns, heat ducts, concealed gas lines & exhaust vents are installed (***concealed gas lines must be tested***).

6)_____ **ROUGH WIRING & ROUGH FRAMING INSPECTION- Before** insulation & drywall are installed and after ALL electrical lines are run, boxes are in place, heating and plumbing rough is completed.

7)_____ **INSULATION INSPECTION-** ***After all mechanical inspections have been approved and prior to the installation of drywall or lathe.***

8)_____ **DRYWALL OR LATHE INSPECTION-** After drywall is installed and before it is taped or plastered.

9)_____ **SEWAGE DISPOSAL SYSTEM-** (Madison County) - SEPTIC SYSTEM* A permit must be obtained from Madison County and the approved inspection report shall be provided to this Department.

10)_____ **SEWER HOOK-UP INSPECTION (CALL JOHN LEEZY @ 288-2661) -** After the line is run but before back-fill. Sewer tap location must be approved by Public Works Department before tapping sewer.

11)_____ **ELECTRICAL HOOK-UP INSPECTION-** After meter base & main panel is installed. COVER OF THE MAIN PANEL MUST BE OFF, ALL ELECTRICAL CONNECTIONS IN THE MAIN PANEL MUST BE COMPLETE. **(METER HOOK-UP WILL BE APPROVED WHEN ALL ABOVE INSPECTIONS ARE APPROVED).**

12)_____ **SIDEWALK & DRIVEWAY INSPECTION- Sub-grade and Form Work** ***To be in place and in compliance with the information included in the Building Permit Packet, prior to pouring concrete.*** *It is the responsibility of the permit holder to assure ALL PORTIONS of the driveway & sidewalk , if disturbed by a public utility installation foundation installation and/or water or sewer installation, have been backfilled and compacted to assure a* ***stable base*** *is in place for the sidewalk & driveway.*

13)_____ **FINAL OCCUPANCY INSPECTION-** After the structure is complete and before it is used or occupied. (Final Inspection includes: **Finished Plumbing, H.V.A.C., Electrical, Building & Site Inspection).**

IT IS AGAINST THE LAWS OF THE VILLAGE OF GLEN CARBON TO USE OR OCCUPY (IN WHOLE OR IN PART) ANY STRUCTURE BEFORE THE FINAL INSPECTION AND UNTIL THE CERTIFICATE OF USE AND OCCUPANCY HAVE BEEN ISSUED BY THE BUILDING OFFICIAL