



RESIDENTIAL ACCESSORY BUILDING (200SF & GREATER) INFORMATION PACKET

REQUIRED SUBMITTALS AT TIME OF APPLICATION:

- Building Permit Application
- Complete set of building plans
- Copy of Plat of Survey with location of Accessory Building shown and distances from the lot lines marked

SITE PLAN REQUIREMENTS:

THE CURRENT PLAT OF SURVEY MUST INCLUDE THE FOLLOWING:

- A legible copy that includes the legal description, the surveyor's name and date of survey.
- Proposed new construction must be drawn to scale, include exterior dimensions and indicate the distance from accessory building to the property lines
- Location of existing well and septic system must be shown.
- The Plat of Survey must be separate from any building plans.
- Plat of Survey must include all existing buildings, driveways, improvements and easements

** For parcels located in a flood plain, contact the Water Resources Department for additional requirements.**

BUILDING & ZONING SETBACK RULES & REGULATIONS FOR ACCESSORY BUILDINGS (DETACHED GARAGES/SHEDS/BARNs):

ZONING RESTRICTIONS:

1. Not more than (2) detached buildings accessory to a residence are permitted.
2. On lots of (2) acres or less, the detached accessory buildings or structures shall not exceed a combined total of (900) square feet in total floor area under roof.
3. On lots greater than (2) acres, but less than (5) acres, the detached buildings or structures shall not exceed a combined total of (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 an accessory.

5. Agricultural animals must be housed and yarded no closer than (100) feet from any residence other than that of the owner or user of the property.

SETBACKS:

1. Distance required from any road right-of-way is (35) feet unless stipulated greater on zoning map or recorded plat.
2. Distance required from side and back lot line is (10) feet and (3) feet from any easement.
3. Lots of (50) feet or less in width require a distance from side lot lines of (5) feet.
4. If Accessory building is placed back on lot (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 (3) feet. If there is an easement, a (3) foot distance from the easement is required.

ACCESSORY STRUCTURE CONSTRUCTION FORM:

The Handout for Single-story Accessory Buildings & Detached Garages (on next page) can be used for simple 1-story rectangle structures only. This sheet may be used for your building plans. Each building component line must be filled out-indicating the type, size, on-center spacing of each item and/or what 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 1-story, non-rectangular, or having offset walls will require a detailed building plan set containing a foundation plan, floor plan, elevation views, wall cross section showing and listing all building components from roof ridge to footing drawn to 1/4"=1-0' scale.

Any changes made to approved plans (such as stairs, adding 2nd 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/Structural Engineer with all changes shown.

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

Building plans (drawn to scale) must show the following:

1. 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.
2. The minimum footing depth shall be 42" measured to the bottom of the footing.
3. Poles shall be of treated or rot resistance material.
4. 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 2 x support poles: Where truss or rafter are supported within a pocket, the 1/4" steel plate washers are not required.
5. 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.
6. Service door exits are required. These do not include any overhead door or other equipment entry doors.
7. Show wind bracing, siding support materials, and girt boards for the walls. For the roof show the roof purlin and other roof system components
8. Plan sets are to be sealed by an Illinois Registered Architect or Structural engineer.
9. Provide a signed statement as to the use of the structure and the number of occupants.

NOTE: Pole buildings for business uses will be reviewed under the 2021 International Building Code.

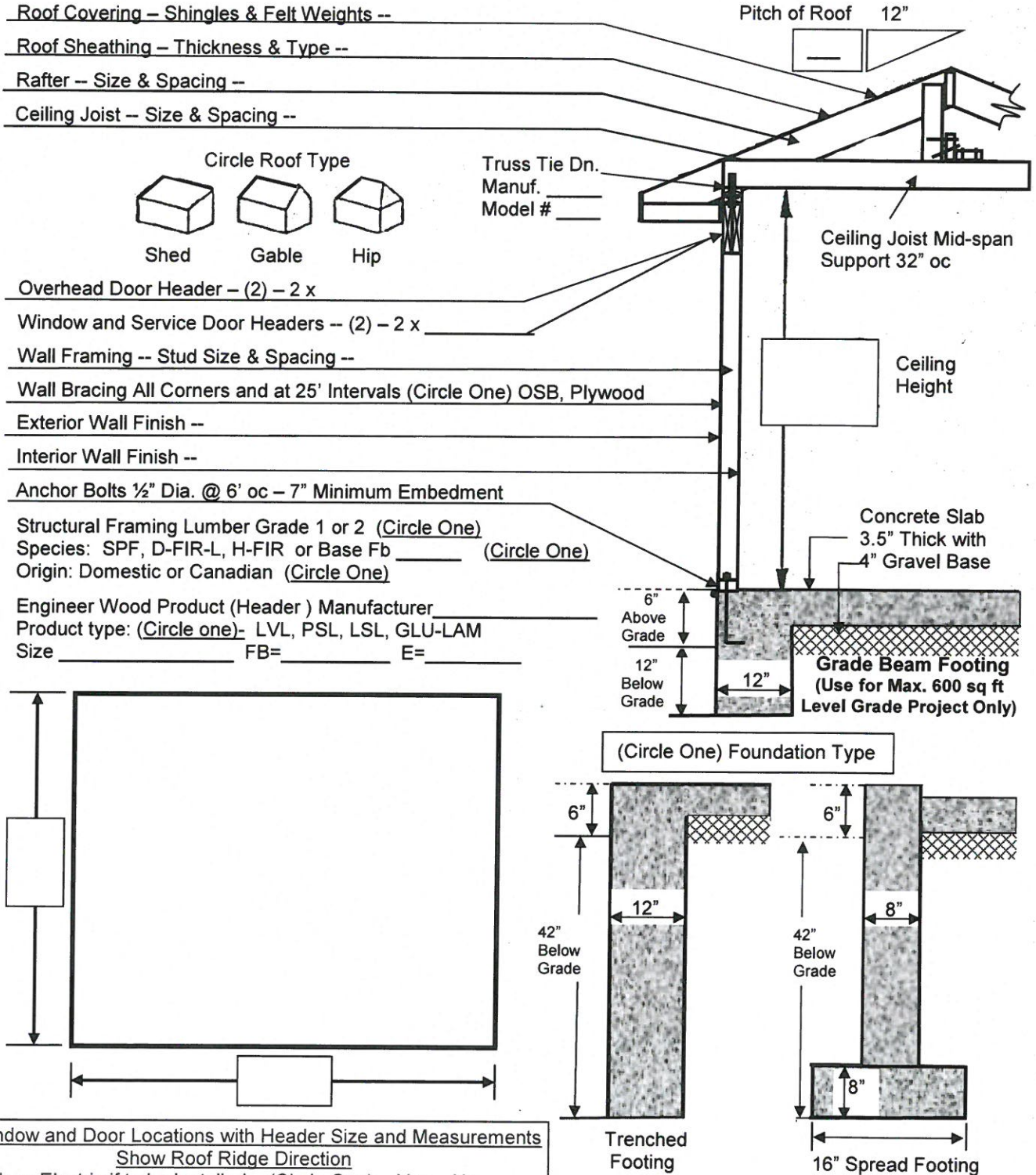
COUNTY OF KANE

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

Handout for Single Story Detached Garages and Accessory Buildings



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 2021 IRC

(See Reverse Side)



Kane County Water Resources Department
719 Batavia Ave.
Geneva, IL 60134
630-232-3497
630-208-3837 FAX

NOTICE TO HOMEOWNERS & BUILDERS

DATE: January 9, 2002
FROM: Paul M. Schuch, P.E., Director, Kane County Water Resources Department
SUBJECT: Kane County Stormwater Management Ordinance

When is a Stormwater Permit required?

In addition to your building permit, you may be required to obtain a **Stormwater Permit** from the Kane County Water Resources Department under the new **Kane County Stormwater Management Ordinance** which became effective January 1, 2002.

- For the typical single family residential project, including new construction, additions, fences, etc., a Stormwater Permit will only be required if any portion of your property falls within the **floodplain**.
- For multi-family and commercial projects, a Stormwater Permit will be required if there is either floodplain, or the disturbed area exceeds 5,000 square feet.
- For other projects that do not require a building permit from the Development Department, but exceed 5,000 square feet of disturbance or movement of more than 250 cubic yards of soil, a Stormwater Permit will be required.

Be aware that even if a Stormwater Permit is not required, the Soil Erosion & Sediment Control section of the Ordinance must be followed and will be enforced.

The entire Stormwater Management Ordinance is located on the
Kane County website at www.co.kane.il.us

Copies of the Ordinance and Technical Manual are available for purchase from the
Kane County Department of Environmental Management.

If you have questions regarding the requirement of a Stormwater Permit 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

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



County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3485
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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: 

- 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 an 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 8 - THERE ARE 10 (ONE BY THE STAIRWAY TO 1ST FLOOR (NEAR ARCADE AREA)

R1003

2-02-01
 JLM
 SHEET 4

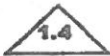


Fireplace footing - 12" thick - project 6" all sides
 * FIREPLACE FOR STUDY/LIBRARY

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 & urfin 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 8



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



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 6



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.