



SINGLE FAMILY RESIDENTIAL INFORMATION PACKET

REQUIRED SUBMITTALS AT TIME OF APPLICATION:

- Building Permit Application
- Complete set of building plans
- Site plan drawn to scale
- Copy of site grading plan for lots with sanitary sewer hookup (in addition to site plan) (For Public utilities only)
- Access/culvert permit
- Kane County Road Impact Fee receipt (from KDOT)
- Copies of Roofing, Plumbing and Electrical Licenses
- Insulation forms Part A & B

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 deck to the property lines
- Location of existing or proposed 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:

NEW SINGLE FAMILY RESIDENCE 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.

SOIL ENGINEER'S REPORT REQUIREMENTS:

If a soil report test is requested or furnished, it must be sealed by a registered State of Illinois engineer who is qualified to do soil engineering.

The report is to show the location of the testing and the conditions that are found to be an adequate depth below the excavated footing levels. If the test is made before excavation, then the conditions must be verified by the engineer after excavation is complete.

If poor soil conditions are encountered, the engineer must make his recommendations to rectify the soil conditions, as well as, verify that the property procedures were followed. The report shall include a detailed drawing of any reinforcement that may be required for the foundation walls and/or footings.

You will be required to submit a report of the soil testing and a report that verifies that existing conditions are satisfactory to provide a minimum 1500 psf soil bearing capacity. The engineer should be on site during excavation and placement of fill materials to witness the soil conditions and that the soil report was followed for corrective measures.

REQUIRED SUBMITTALS

1. Approved building plans
2. Copy of soils report
3. If building plans have been stamped by an architect, a copy of the letter from the architect indicating that the soil report has been reviewed and any revisions made to the approved building plans

NOTE: The Soil Report, witness statement, and any building plan changes must be approved and added to the permit and need to submit a copy of the soil report before scheduling or rescheduling a footing inspection.

POLICY FOR DECKS & STOOPS

Decks & stoops that are proposed and/or required as part of a permit for a new Single Family Residence or Addition must be constructed per the Approved Building Plans **prior** to the final inspection.

During the construction process an owner may desire to change the size or design of decks & stoops, or may wish to build the deck after the house or addition has been completed. If so, the following approvals must be obtained **prior to the final inspection**:

1. For changes in size or design-submit updated building plans (stamped/sealed by Architect) for review and approval
2. The deck or stoop can be removed only at doors not required as an exit. Submit updated building plans (stamped/sealed by Architect) for review and approval
3. A separate permit is required to construct a deck or stoop in the future after the Single Family Residence is completed. (See deck handout for requirements)

PERMIT PLACARD POSTING, SITE IDENTIFICATION & DRIVEWAY REQUIREMENTS FOR NEW CONSTRUCTION

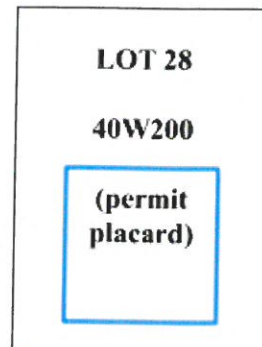
The requirements for permit placard posting, site identification and the installation of driveways are critical for contacting 911 and for emergency personnel to locate and access the construction site.

For permit posting and site identification, the following information must be posted and maintained at the front of the lot and be clearly visible from the street prior to excavation & Kane County inspections:

1. **Lot Number** (if location is in a subdivision)
2. **Address (Fire Number)**
3. **Permit Placard**

For installation of driveways, an approved solid base for the proposed drive must be installed from the appropriate public right-of-way to within 25 feet of the structure prior to scheduling a footing and foundation inspection to provide safe & adequate access to the structure for the building inspectors & emergency vehicles.

Example of placard posting with numbers painted on plywood:





Residential Square Foot Areas Calculation Worksheet

For new residential construction and additions, the square foot areas must be calculated by the method and format shown below. The building permit fee is based on the square foot areas of proposed new construction. Misrepresentation of the square foot will result in additional fees.

For new construction and additions, the square foot areas must be calculated by the method and format below. The building permit fee is based on the square foot areas of the proposed new construction. The plan reviewer will confirm the calculation as part of their review. Misrepresentation of the square foot area may result in additional fees.

What areas need to be calculated?

- ❖ All new construction above ground, such as living space, garage area, storage areas, closets, decks, and porches and stoops.
- ❖ All new construction below ground, such as basements, storage areas, and crawl spaces.
- ❖ Unfinished attic spaces, grade-level patios and sidewalks do not need to be included.

How should areas be calculated?

All areas are to be calculated by using the exterior, or "outside to outside" dimensions. Areas on a second floor that are open to the floor below do not need to be included.

Calculation Worksheet:

First floor area: _____

Second floor area: _____

Garage area: _____

Decks and stoops: _____

Total above ground area: (a) _____

Total basement area : (b) _____

Total crawl areas : (c) _____

Total square footage: _____

("a" + "b" + "c")



RESIDENTIAL DESIGN CRITERIA

(Include this information on building plans)

FLOOR	40# LL 10# DL ALL AREAS EXCEPT SLEEPING
FLOOR	30# LL 10# DL SLEEPING AREAS
WALLS	60# PLF OR ACTUAL
CEILINGS	20# LL 10# DL
	10# LL 5# DL ROOF SLOPES NOT OVER 3 IN 12
ROOF	30# LL 10# DL
CATHEDRAL	30# LL 15# DL
EXT. DECKS	40# LL 10# DL
EXT. BALCONY	60# LL 10# DL

FRAMING LUMBER

2012 National Design Specification

(Floor, Joists, Ceilings Joists, Rafters, Headers and Beams)

Grade _____ Species _____

Domestic or Canadian Base FB (Circle One)

SOUTHERN PINE OR MIXED SOUTHERN PINE LUMBER

Grade _____ Species _____

Pressure Treated: YES or NO (Circle One)



RESIDENTIAL DESIGN CRITERIA

(Include this information on building plans)

ENGINEERED WOOD PRODUCT

(Beams and Girders)

Manufacturer _____ Product Type _____
(LVL, PSL, LSL, GLU-LAM)

Size _____ FB= _____ E= _____

Pressure Treated: YES or NO

ENGINEERED WOOD PRODUCT

(I- Joist)

Manufacturer _____ Series # _____ Size _____

ENGINEERED WOOD PRODUCT

(Studs & Columns)

Manufacturer _____ Product Type _____

Pressure Treated: YES or NO



SMOKE ALARM REQUIREMENTS

FOR ALTERATIONS, REPAIRS & ADDITIONS

Section R314 (*As Amended by Kane County)

R314.1.1 Smoke Alarms Per 2021 International Residential Code

[F] R313.1 Smoke alarms. Smoke alarms shall be installed in the following locations:

1. Each sleeping room.
2. Outside each separate sleeping area within 15 feet of every room used for sleeping purposes per 425 ILCS 60, Smoke Detector Act.
3. On each additional story of the dwelling, including the basement but not including crawl spaces and uninhabitable attics. In a dwelling or dwelling unit with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

All smoke alarms shall be listed and installed in accordance with the provision of this code and the household fire warning equipment provisions of NFPA 72.

[EB]R313.1.1 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 the dwelling; 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 the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.
2. Repairs to the exterior surfaces of a dwelling are exempt from the requirement of this section.

[F] R313.2 Power source. In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnection switch other than those required of overcurrent protection. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by Section R314.6

OFFICE OF THE STATE FIRE MARSHAL
STATE OF ILLINOIS

Statute, Rule or Standard Policy Interpretation:

Policy Number: O6-FP-001 Carbon Detector Alarm Act Effective Date: October 23, 2006

Title: Carbon Monoxide Detector Alarm Act
Part: 430 ILCS 135
Subpart:
Subpart Title:
Section Number:
Section Title:

Purpose: This instruction provides the agency's technical interpretation of the Carbon Monoxide Detector Alarm Act enacted by PA 094-0741 (430 ILCS 135) and the current administrative rules in effect.

Scope: Effective statewide on January 1, 2007

Current Code: N/A

Policy Interpretation: Approved CO Detector: The detector or combination detector (combined CO and smoke detection) must bear the label of a nationally recognized testing laboratory and shall meet the standard of UL 2034.

Type of CO Detector: The detector may be either a battery powered, plug-in with a battery back-up, or hardwired with a battery back-up.

Occupancies: Any occupancy or structure that has a room used for sleeping.

Location: A detector must be installed within 15' of every room used for sleeping.

Owner's Responsibility: The owner must supply and install the detector and provide written information regarding the detector testing and maintenance to the occupant.

Tenant's Responsibility: The tenant must test, maintain and replace the batteries when needed in the detector. The tenant must notify the owner in writing of any problem and permit the owner access to the detector to correct the problem.

Exemption to the Requirement: An occupancy or structure that meets the following conditions does not need a carbon monoxide detector:

The occupancy or structure does not:

- 1) rely on combustion of fossil fuel to cook, heat, ventilate or produce hot water [see note below];
- 2) is not connected in any way to an *enclosed garage*; and
- 3) is not sufficiently close to any ventilated source of carbon monoxide, as determined by the local building commissioner or authority having jurisdiction, to receive carbon monoxide from that source.

OFFICE OF THE STATE FIRE MARSHAL
STATE OF ILLINOIS

Note. An occupancy or structure that uses a fossil fuel fired boiler to heat the building and/or provide hot water for the entire building is exempt from this statute provided the boiler is located in a separate room that is ventilated to the outside of the building; is not connected by ductwork or ventilation shafts to the other areas of the building; and the building is not connected in any way to an *enclosed garage* or sufficiently close to any ventilated source of carbon monoxide, as determined by the local building commissioner or authority having jurisdiction, to receive carbon monoxide from that source.

Enclosed Garage is a parking structure that is not considered an "Open-Air Parking" structure as defined by NFPA 101 (2000 Edition) Life Safety Code in Section 3.3.197.6. "Open-Air Parking" is a structure used for the parking or storage of motor vehicles that have (1) uniformly distributed openings in exterior walls on not less than two sides totaling not less than 40 percent of the building perimeter, (2) aggregate areas of such openings in exterior walls in each level not less than 20 percent of the total perimeter wall area of each level, and (3) interior wall lines and columns not less than 20 percent open with openings distributed to allow ventilation".

Repealed Date:

Superseded:

COUNTY OF KANE

KANE COUNTY DIVISION OF
ENVIRONMENTAL & WATER
RESOURCES

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



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719 Batavia Avenue
Geneva, IL 60134
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e-mail: Wollnik.Jodie@co.kane.il.us
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.

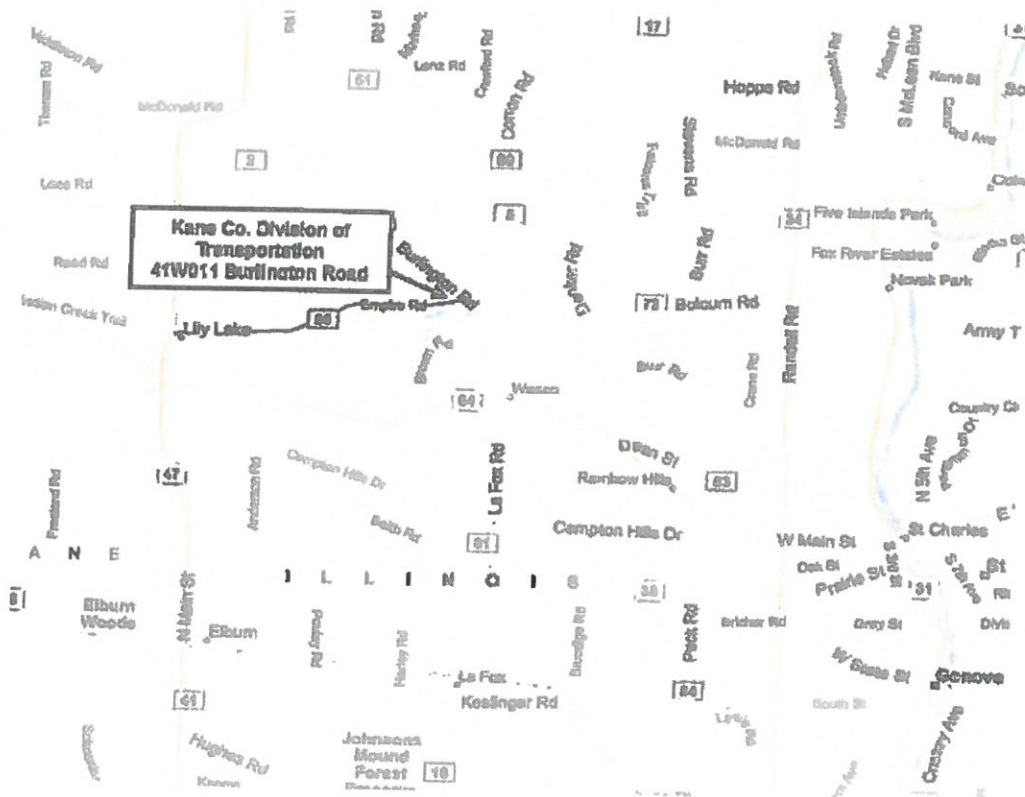
If you are unsure if your project requires a separate Stormwater Permit, visit the Kane County Water Resources Department on the ground floor of Building A at the Kane County Government Center in Geneva or call 630-232-3497. Permit applications can be found online.

Kane County Road Improvement Impact Fee Payment Location and Contact Information

Kane County Division of Transportation
41W011 Burlington Road
St. Charles, IL 60175

Impact Fee Program Phone Number: (630) 845-3799
Office Hours: 8:00 a.m. - 4:00 p.m.

Office Location Map:



For an application and additional information on the Kane County Road Improvement
Impact Fee Program visit the program website at:

www.co.kane.il.us/dot/roadimpact/roadimpact.htm

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

COUNTY OF KANE

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



County Government Center
719 Batevia 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 14, 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. 20 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-ceilng 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-8 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 - oeb 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 8 & 8



Smoke alarms req'd in all sleeping rooms and at all floor levels - mark locations: 110v interconnected - within 16' 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/1 15' OF THE DOOR TO THE AREA ALSO A ALARM IS REQUIRED W/1 16' OF THE GUEST BEDROOM DOOR ON THE HALL SIDE OF THE DOOR

R306

2-02-01
 JLM
 SHEET 8



Glazing requirements - add note to plans : All glazing to follow R306 of the 2003 IRC as required
 * ADD A GENERAL NOTE AS CALLED FOR ABOVE

* This is an additional comment for item directly above.