

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 INTERIOR REMODEL INFORMATION PACKET

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

REQUIRED SUBMITTALS AT TIME OF APPLICATION:

- Building Permit Application
- 2 complete sets of building plans

ADDITIONAL INFORMATION FOR YOUR REFERENCE (enclosed):

- Building Permit Fee Schedule
- Interior Remodeling Plan Requirements
- Basement Remodeling Plan Requirements
- Plan Examination and Code Compliance Sheet
- Building Plan Revisions
- Residential Design Criteria

NOTE: Copies of the Building Regulations effective May 15, 2004, are available upon request

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BUILDING PERMIT FEE SCHEDULE

Effective May 15, 2004

BUILDING PLAN REVIEW FEES

- 10% of building fee as calculated below (\$8.00 minimum fee) for all permits except pools and sheds under 200 square feet
- Independent review fees may be applicable for non-residential construction
- Re-examination for changes to approved plans - \$50.00 (increases in area additional)

RESIDENTIAL CONSTRUCTION (not over 2 single family dwelling units)

New Residence

- \$25.00 per 100 square feet of overall area of each floor above ground, and basement area - (\$200.00 minimum fee)
- \$10.00 per 100 square feet of overall crawl space - (\$100.00 minimum fee)

Addition to Residence

- \$25.00 per 100 square feet of overall area of each floor above ground, basement and crawl area - (\$100.00 minimum fee)

Accessory Building

- \$50.00 - less than 200 square feet
- 200 square feet or larger - \$100.00 minimum fee, \$25.00 per one hundred 100 square feet

Alterations, remodeling, re-roofing, re-siding (not part of an addition to an existing building)

- \$50.00 - \$1,000.00 or less of estimated cost
- \$10.00 for each additional \$1,000.00 of estimated cost

Electrical Service Upgrade

- \$50.00

SWIMMING POOLS

- \$60.00 - Above ground pool
- \$180.00 - In ground pool

FENCES

- \$25.00 - A fence which cannot be viewed through

DAMAGE ASSESSMENT AND REPAIR - due to fire, wind or flood

- A minimum fee of \$50.00 for the initial assessment of damage. Additional fees shall apply as required by the type of repair, alteration or reconstruction of the damaged building. Additional permits and subsequent fees may be required.

DEMOLITION

- \$50.00 - Building under 500 square feet
- \$75.00 - Building 500square feet or over
- \$100.00 - Residence or commercial building

AGRICULTURAL EXEMPTION SETBACK PERMIT

- \$50.00 - A permit is required for agriculturally exempt buildings strictly for the purpose of determining conformance with building setback lines as allowed in the Illinois Compiled Statutes; 5/5-12001.

ALL OTHER CONSTRUCTION (Business, Institutional, Commercial)

New construction and additions

- \$30.00 per 100 square feet, or portion thereof, of overall area of each floor above ground - (\$300.00 minimum fee)
- \$30.00 per 100 square feet of overall basement and crawl space - (\$300 minimum fee)

Alterations, remodeling, re-roofing, re-siding (not part of an addition to an existing building)

- \$50.00 - \$1,000.00 or less of estimated cost
- \$10.00 for each additional \$1,000.00 of estimated cost

Electrical Service Upgrade

- \$100.00

ESTABLISHMENT OF USE

- \$50.00 – required to establish a new business, commercial or institutional use in a new or existing building

ADVERTISING SIGNS AND BILLBOARDS

- \$4.00 per square foot (\$20.00 minimum)

TOWERS (including associated equipment structures)

- New towers - \$25.00 per each foot of tower height
- Co-location of antennae on exiting towers or structures - \$1,200.00

MOVING, RAISING, SHORING OR UNDERPINNING OF STRUCTURES

- \$50.00 - Less than 1,000 square feet ground floor area (outside measurements)
- \$100 - 1,000 or over square feet ground floor area (outside measurements)
- Foundation - \$10.00 per 100 square feet of overall unfinished basement area and crawl space (\$100.00 minimum fee plus a plan examination fee)

PERMIT EXTENSION

- \$50.00 – For up to six months upon written request stating justifiable cause and projected date of completion. Subject to approval by the Building Officer.

RE-INSPECTION FEES

A reinspection fee of \$50.00 shall be paid prior to scheduling the reinspection, necessitated by either of the following conditions:

- All second and subsequent reinspections.
- When the construction work to be inspected was incomplete at the time the Building Inspector arrived at the construction site for a scheduled inspection and the holder of the building permit failed to provide reasonable notice to cancel said scheduled inspection.

RELIGIOUS, EDUCATIONAL OR CHARITABLE PURPOSES

- Whenever the construction, alteration or addition is being made for religious, educational or charitable purposes, the maximum fee for each permit issued and for all services in connection therewith shall be \$500.00.

WORK STARTED WITHOUT PERMIT

- Where work for which a permit is required by this Article is started or proceeded with, prior to obtaining said permit, the fees above specified shall be increased by 100 percent (100%)

PERMIT OR PERMIT APPLICATION CANCELLATION

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

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INTERIOR REMODELING PLAN REQUIREMENTS

1. Two (2) sets of complete building plans, drawn 1/4" at 1'-0 scale.
(Freehand drawings will not be accepted)
2. The building plans must contain the following:
 1. A dimensioned floor plan of the existing area to be remodeled. See additional information in Finished Basement Requirements Handout.
 2. The new-dimensioned floor plan showing the purposed changes. Show the location of the walls, doors and windows, electrical devices, fixtures, smoke detectors, furnaces and water heater etc. and label them as "new" or "existing." For basement areas show the location of the sump pits, utility sinks and any other fixed equipment. Show all the structural components include size and "on center" spacing. For trussed roofs, floors and I-joists provide layouts for these systems. See additional information in Finished Basement Requirements Handout.
 3. Show all the structural support elements at the locations used such as the headers over the doors and windows, beams over open spaces and long spans. These components must support all imposed loads. Conformation from an Illinois registered Architect or Structural Engineer may be required. See additional information in Finished Basement Requirements Handout.
 4. Fill out those portions of the design criteria block sheet that applies to your project and attached this to your plan set plan set.
 5. If the remodeling is above existing floors provide a plan of the floors below showing what will support the new construction (see item 4 above).
 6. Changes to the existing basement stairs and stairways must conform to the current code (Exceptions to this rule may be considered on a case-by-case basis). See additional information in Finished Basement Requirements Handout.
 7. Every bedroom will require an escape window. See additional information in Finished Basement Requirements Handout.

COUNTY OF KANE

FINISHED BASEMENT PLAN

REQUIRED INFORMATION

Show all applicable items on plan set.
Provide entire foundation plan even if only part of the basement is being finished.
Mark all locations of each item listed below and follow noted statements.

1. Two (2) sets of complete building plans, drawn $\frac{1}{4}$ " at 1'-0 scale.
(Freehand drawings will not be accepted)
2. The building plans must contain the following:
 - 1) A complete floor plan showing existing and new. With all room dimension and door sizes and window locations – Including existing escape window location and sizes.
 - 2) A room with a closet is considered a sleeping area (bedroom), an egress window - minimum 5.7 sq ft, smoke alarm and arc fault circuits are required for this area or remove walls creating the closet from your plans.
 - 3) Basement floor drains – fixture location and locations of water heater, furnace, sump and ejector pit
 - 4) Insulation in framed walls against exterior foundation walls. Include type of insulation and "R13" value. Also show the location of the vapor barrier over the foundation wall or over insulation in framed wall on warm side.
 - 5) Grade and species of framing lumber. Note: Pressure treated lumber is required to be used as bottom wall plates in contact with concrete.
 - 6) Label each room as to it's intended use.
 - 7) Provide electrical layout for outlets, lighting, switches and exhaust fans.
 - 8) Smoke alarm locations (110v – interconnected show at locations)
 - 9) Electrical distribution panel (fuse panel) Note: A 30"x 36" clear opening is required in front of this panel. Do not install the panel inside a closet.
 - 10) Fireplace location; show changes or add comment existing
 - 11) Show any structural components that are changing such as: steel or wood beams, support columns that are cut or changed in any way and exterior walls (in "look-out or "walk-out" basements) that have opening changed or added. Include header sizes.
 - 12) Stairway location; show if stairs are to remain the same (add comment) or show changes to occur.
 - 13) Show that "combustion make-up air" for gas fired equipment is provided in confined spaces.
 - 14) Note: Provide a detail of how the framed walls are constructed against existing foundation wall, including wall finishes and ceiling height. Fire blocking is required at all wall cavities leading into floor joist spaces and soffit areas. Show fire blocking location on detail.
 - 15) Basement ceiling that are going to be dry walled – Provide access to shut off valves and unions (gas), pull boxes (electric), clean outs (plumbing) also show all location on approved plans.

KANE COUNTY PLAN EXAMINATION & CODE COMPLIANCE WORKSHEET

2003 IRC CODE AS AMENDED BY KANE COUNTY (Effective 5/15/04)

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

<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
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).
Chpt. 29 (Amended)	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 & washed stone crawl space/basement - 6" of washed stone over tile and 2" under tile
R 403 (Amended)	Footing size
R 403	1/2" 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
TABLE N1102.1 (Amended)	Insulation R value (flat ceiling R 38 - cathedral ceiling R 30 with 1" airspace above - walls R 13 - floors R 19 - crawl walls R 7 (Amended) - min R 5 perimeter insulation at walkout foundation walls.
R 318	Vapor barrier (wall - ceiling)
R 806	Roof vents & eave vents - size and spacing per code requirements
R 305	Ceiling 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 602.10.1 (Category A&B)	Wall bracing-required on all corners and at 25' intervals
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" horz. past interior side of exterior wall).
R 703	Siding thickness and type
R 320	Provide termite protection per 2003 IRC- Identify or detail type on wall section or foundation plan sheet.
III. FLOOR PLANS	
R 313 (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 half side of door
R 308	Glazing requirements - add note to plans : All glazing to follow R 308 of the 2003 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
M 1506	Exhaust fan - bathroom - kitchens
R 303.6	Stairway illumination
R 311, R 312	Handrail detail 34-38" with spindle spacing / Guard detail - 36" high - with spindle space. Stair detail rise (max. 7 3/4") and run (min. 10" nose to nose) also show nosing profile of not less than 3/4" but not more than 1 1/4".
Table R 1003.1	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
R 703, R 1002, 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 arch/s.e. design)

(over)

<u>CODE</u>	<u>DESCRIPTION</u>
R 807	Access to attic size/location - min 22" x 30"
R 309	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 3802	2002 NEC - 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 2002 NEC.
E 3802	Include note on floor plans or electrical sheet "Arc fault protection - all circuit supplying power to sleeping area - per 2002 NEC."

IV. ELEVATIONS

R 106	Include grade & foundation design - all elevations - DEFINITION [B] STORY ABOVE GRADE Chimney - 2' over highest structural point w/i 10'- Include termination vents for gas equipment
R 1001, G2427.5	

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 112 (Amended)	Beams - not sufficient for spans indicated - See R 301, R 501, R 801
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 (Amended)	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 112, R 301, and	Special headers that do not fit into circumstances shown in header tables -
R 501, R 801	architect/structural engineer design
R 802 (Amended)	Ceiling joist over-spanned
R 301, R 802 (Amended)	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)
R 311, R 319, R 502	Exterior deck detail (see attached sheet)
Chpt. 17, 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/lvl/header intersection connection.

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

Provide all design data for dimensional lumber, lvs, 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.

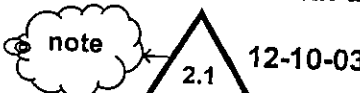
- 1) The Kane County Development Department, Building and Community Service Division must approve ALL revisions to approved building plans.

- 2) FOR ALL REVISIONS: (during application review process and after permit is issued)

Revisions may be made on the original submitted plans 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. 10-27-03"
"Second revision - 2.1, 2.2, 2.3, etc. 12-10-03". Each revision must have a "cloud" drawn around it to call attention to its location on the plan and identified with a triangle.

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.
 - 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 a letter documenting those 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 if additional square footage is added.
 - b) The Permit Copy of the approved 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.

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RESIDENTIAL DESIGN CRITERIA

Include this information on building plans

FLOOR FLOOR	40# LL 10# DL ALL AREAS EXCEPT SLEEPING 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 CATHEDRAL	30# LL 10# DL 30# LL 15# DL
EXT. DECKS EXT. BALCONY	40# LL 10# DL 60# LL 10# DL

FRAMING LUMBER

(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

ENGINEERED WOOD PRODUCT (BEAMS & 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