



# DUPAGE COUNTY

## BUILDING & ZONING DEPARTMENT

### NEW RESIDENTIAL CONSTRUCTION



Permits are submitted online at the following link:

Accela Citizen Access - <https://aca-prod.accela.com/DUPAGE/Welcome.aspx>

Here are guidelines and requirements to assist in **new residential construction** (single family and multi-family dwellings). This information is provided to identify minimal requirements in the County's adopted Building Code and Zoning Ordinance. These guidelines are not all inclusive but cover the most critical requirements involved in this type of project. Feel free to contact our department if you have further questions at 630-407-6700.

**You will be creating a profile in our Accela portal** – a non-refundable application fee is required at the time you complete the permit submittal and the documents below will need to be downloaded to complete the application process

1. Plat of Survey – possible BMP's ([Best Management Practices](#))
2. Construction plan
3. Cut sheets
4. Stamped floor truss specifications if applicable
5. REScheck or equivalent & Manual J for HVAC
6. Trust Disclosure form for properties in a trust

A non-refundable application fee will be required and credited toward the final permit fee (reference the [Schedule of Fees](#) for specifics) and a Drainage Review fee. We accept exact cash, checks, Master Card and Visa.

1. A copy of the site plan with dimensions of footprint and lot lines. (Dimensions must match the foundation page of the construction plans). The site plan requires the Professional Engineer's stamp.
2. A copy of construction plan (the plans do not require the architect's stamp). Plans must show all elevations, wall cross section and floor plans.
3. A copy of manufacturer cut sheets for windows, doors, heating/air conditioning & water heaters meeting the current Illinois Energy Conservation Code.
4. A copy of stamped truss specifications for floor trusses if applicable.

5. RES check and Manual J for HVAC meeting the current Illinois Energy Conservation Code.
6. Property held in a land trust requires a notarized [Trust Disclosure](#) **completed by the trust company** stating the beneficiary(s) of the trust. For properties in a family trust we need some paperwork showing the beneficiary for signing the application.




### **In the case of off-site modular buildings:**

Off-site construction of components, sections, modules, and buildings may be permitted for installation within DuPage County if the following criteria have been met:

1. The individual manufacturing plant has been approved for this purpose by the Building Official.
2. The manufacturer submits detailed plans and specifications on each component of the total assembly in accordance with the section concerning information for permit application including appropriate fees.
3. The manufacturer will provide a certificate that the approved plans were followed.
4. Each building will be inspected as necessary by the Building Official. Excess costs for inspections outside DuPage County will be borne by the manufacturer. If desired by the Building Official, in lieu of his inspections, the manufacturer shall provide a certificate from an independent organization approved by the Building Official indicating that the construction did in fact, follow the plans submitted and approved.
5. The manufacturer agrees upon request to open wall sections or other concealed areas as necessary for inspection by the Building Official on the site.
6. The manufacturer agrees to in plant inspections at any time deemed desirable by the Building Official. There will be no additional cost to that enumerated above.
7. Method for on-site installation shall be approved by the Building Official. The building official will observe all on site installations.

### **Requirements for permit issuance:**

7. Stamped roof truss specifications if applicable
8. Whirlpool or fireplace specifications if applicable
9. Entrance permit
10. Notarized plumbing Letter of Intent
11. Notarized Plumbing Affidavit (owner doing own plumbing work)
12. Sewer/Water tap on receipts or Health Department Permit
13. Fees
14. Performance Bond/BMP's
15. Contractor Registration
16. Fire District form for residential fire sprinkler requirements

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7. A copy of stamped roof truss specifications if applicable.
  8. A copy of manufacturer specifications for whirlpool bath and/or prefab fireplace if applicable. On the specs it must state one of these approved symbols:  (Underwriters Laboratory),  (ETL United States) or  (Canadian Standards Association).
  9. Prior to permit issuance an [Entrance Permit](#)/bond receipt from whoever maintains the roadway (Township Highway Commissioner, Du Page County Department of Transportation, Illinois Department of Transportation or municipality).
  10. A notarized Letter of Intent from either the plumbing contractor or homeowner including: Name of Property owner, Property address and a short description of the work to be done.
  11. Notarized [Plumbing Affidavit](#) signed by the owner of the property and notarized for any owner doing their own plumbing work. This is for residential construction only.
  12. Provide the sewer and/or water tap on receipts for properties on water and sewer/Health Department Permit card for properties on well and/or septic.
  13. [Permit fees](#) are due at the time of issuance. We accept exact cash, check, Master Card and Visa. (The building application fee will have been credited toward the final permit fee)

14. The [Performance Bond](#) insures code compliance and is included in your permit fee. This portion of the fee is fully refunded once the final approved inspection has been completed.
15. All [contractors](#) working on the project are required to be registered with Du Page County Building Division and must be current at permit issuance.
16. Fire District [form](#) completed by the local Fire District stating if fire sprinklers are required for the project

**Zoning Requirements: Single Family Construction: (Ordinance Sections: R-1: 37-701, R-2: 37-702, R-3:37-703, R-4: 37-704):**

- Maximum allowable size of house (Floor Area Ratio {FAR}) (please note: includes detached accessory buildings):
  - R-1 Zone: Size of lot X 20% (excluding 1st 1,000 sq. ft. of attached garage)
  - R-2 Zone: Size of lot X 25% (excluding 1st 1,000 sq. ft. of attached garage)
  - R-3 Zone: Size of lot X 30% (excluding 1st 1,000 sq. ft. of attached garage)
  - R-4 Zone: Size of lot X 35% (excluding 1st 1,000 sq. ft. of attached garage)
- Setbacks:
  - In an R-1 Zone
    - Front: 40 Feet
    - Rear: 50 feet
    - Corner side: 40 feet
    - Interior Side: 20 feet
  - In R-2, R-3 and R-4 Zones:
    - Front: 30 Feet
    - Rear: 25 feet
    - Corner side: 30 feet
    - Interior Side: 10% of lot width or 10- feet whichever is less.
- Height: In all single family residential zones:
  - No taller than 36 feet from grade to top of roof.
    - (Exception: On properties 40,000 square feet in size or greater the height of the principal building, {house} may exceed 36 feet by 1 foot for every 1 foot all of the required setbacks are increased).

**Multi-Family Construction: (Ordinance Sections R-5: 37-705, R-6: 37-706, R-7: 37-707: Please contact the Zoning Section at 630-407-6700)**

**Drainage Requirements:** Site topography generally needs to be shown on plan.

**8-128.1: General Requirements:**

1. Sump pumps, downspouts, drywells and other drainline discharge:
  - a. Discharge onto grassed areas of sufficient length to allow dissipation before discharge exits site, a minimum of ten feet (10') from any property line.
  - b. May be tied to storm sewers, if sewer drains to a storm water facility serving that subdivision.
2. Sediment and erosion control plan requirements:
  - a. Sediment/erosion control measures are required to encompass the disturbed area proposed on the approved grading plan, as well as, the area that is actually disturbed.
  - b. Sedimentation controls for all existing and proposed storm water structures.

- c. Erosion control measures designed to protect adjacent properties and public rights of way. Such measures to be installed before any earth movement and/or ground breaking.
  - d. Erosion control measures designed to protect ditches, swales, and other sloped areas where storm water velocity can cause erosion.
  - e. Sediment and erosion control provisions for soil stockpiles.
3. All lots proposing new principal buildings or structures or extensive grading changes shall meet all requirements of the Building Code and the DuPage County Countywide Storm Water and Floodplain Ordinance (DCSFPO).
  4. All required erosion control measures specified on grading plans certified and approved are to be installed and maintained in accordance with "Procedures And Standards For Urban Soil Erosion And Sedimentation Control In Illinois" (Blue Book).
  5. Surfaces of stripped areas shall be permanently or temporarily protected from soil erosion within fourteen (14) days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for more than fourteen (14) days after initial disturbance shall be protected from erosion. Temporary cover shall be maintained continuously until permanent cover is established.
  6. No occupancy permit or other indication of approval of new construction by the building official shall be issued for any premises which violate the provisions of this section or the regulations thereunder. The building official may require further plats, plans or other documentation as deemed necessary to determine compliance with this section.

### **8-128.2: Minimum Plan Requirements:**

The following are the minimum plan requirements required needed for site improvement plans to be submitted for single-family homes or other developments requiring grading and sediment/erosion control plans. Site development that requires stormwater detention facilities or has potential impacts to a special management area (includes but not limited to the following; floodplain, riparian areas, wetlands or developments within one hundred feet (100') of a wetland) will require additional information as found in the DCSFPO.

#### **A. Minimum Grading Plan Requirements:**

1. Title block that includes the project name, sheet number, date of preparation, and, latest revision date.
2. North arrow.
3. Graph or bar scale.
4. Legal description and tax parcel number (PPN or PIN).
5. Legend identifying all standard symbols used on the plan sheet.
6. Plan must be prepared by an Illinois Registered Professional Engineer (P.E.). Include the name, address, telephone number and seal of P.E.
7. Delineation/location of all existing and proposed easements; such as utilities, drainage, stormwater and conservation.
8. Benchmark tied to the County (NGVD) Datum.
9. Existing and proposed topography at one (1) foot contour intervals and any necessary/critical spot elevations.
10. Drainage arrows along lot lines and wherever else appropriate.
11. The topographic survey shall extend 100 feet beyond (or through to the neighboring properties) all property lines.
12. Finished grades at least 0.5 feet below top of foundation, directing slope away from the foundation.
13. Side and rear lot line swales at a minimum of one percent (1%) slope. Drainage swales require a 1% minimum slope along the property lines. These swales shall be contained on the lot being developed, or where applicable, a defined mutual (shared) swale may be used (with the lowest point of the swale being contained on the lot be developed).
  - a. A minimum of four (4) cross-section drawings will need to be provided along the side property (and possibly the rear yard) lines (for a total of at least eight (8) cross-sections) that reference the following:  
All existing and proposed foundations, spot elevations at the top and bottom of the swales (lowest point

being contained on the property being developed), spot elevations at the property line and onto the neighboring property. In addition, these cross-sections need to include the existing grade through the area.

b. Any grading being proposed on a neighboring property will require a letter both signed and notarized by the legal owner(s) of the property allowing grading changes. Depending on the amount of grading changes being proposed on that property a separate grading permit may be required.

14. Maximum earth slopes - four (4) horizontal to one (1) vertical.

15. Provide the proposed top of foundation elevation (and the lowest opening elevation), including the top of foundation elevations (and the lowest opening) of existing structures within one hundred feet (100') of the project site.

16. Provide the location and direction of all proposed sump pump, downspouts, drywells and all other discharge drainlines. These lines shall be directed to a vegetated swale and shall not directly tie into a storm sewer. This requirement may be waived, if the storm sewer discharges directly into an on-site stormwater facility. These lines shall be directed as to not have a negative impact on drainage for the neighboring properties. The outlet for these lines shall be located at least ten (10) feet from any property line.

17. Provide the top and bottom elevations of the proposed retaining wall, along with a cross-section detail for the proposed design. Retaining walls Twenty-four (24) inches or more in height will require the certification of an Illinois Registered Structural Engineer or Architect. Manufacturer's specification sheets will need to be provided on those wall sections that are pre-made (e.g. inter-locking wall system). An Illinois Registered Structural Engineer or Architect certification may be required for this proposed design and possibly as-built installation.

18. The locations and elevations (as defined by the Federal Emergency Management Agency National Flood Insurance Map) of all Zone A floodplains within 100 feet of the proposed development.

19. The delineation line with wetland submittals for properties containing wetlands or properties within 100 feet of wetlands. Wetland submittals must be prepared in accordance with the standards found in the DCSFPO.

20. Driveway slope may not exceed eight percent (8%).

21. Provide location of soil stockpiles (including that used for backfilling) remaining on site for more than three (3) days.

22. Sediment and erosion control plan designed using the standards of the "Procedures And Standards For Urban Soil Erosion And Sedimentation Control In Illinois" (Blue Book) as published by the Urban Committee of the Association of Illinois Soil and Water Conservation Districts.

23. The location and elevation (and where needed, the High Water Level) of all existing and proposed stormwater/drainage facilities within 100 feet of the property (e.g. swales, ditches, catchbasins, inlets, storm sewers, field tiles, culverts).

24. Indicate pipe, slope, length, elevations and type of material for all proposed storm lines (including driveway culverts).

**B. The sediment/erosion control plan will need to include the following:**

1. Proper sediment protection (such as silt fencing) needs to be properly installed along the downslopes of the site. Other acceptable and practical methods may be used.

2. Provide the location and design detail of the construction entrance.

3. The location of the topsoil stockpile. In addition, please include the backfill stockpile location. This will need to be located as to not create a negative impact on the neighboring properties. Or provide a notation if no stockpile is to remain.

4. Proper storm inlet and street inlet protection. The County prefers the use of a geotextile filter fabric installed under all inlets.

5. Culvert sedimentation protection.

6. Temporary and permanent stabilization method(s) (e.g. erosion control matting/blanket installed on steep slopes, sod, hydroseed, seed/mulch combination where the mulch has been cultivated into the soil).
7. Rip-rap should be used on the outlet side of flared end sections in order to dissipate flows.
8. Ditchchecks of acceptable material and design will need to be considered within swales/ditches of excessive drop.
9. Sediment basin/traps should be considered as a settlement area before a storm structure/facility.
10. The location of cement wash-off areas shall be placed away from special management areas (floodplains/floodways, riparian, wetlands and wetland buffers), stormwater facilities and other related conveyance systems.

**C. Requirements for Final Grading Approval and Security Bond Release:**

1. Four (4) copies of a record drawing showing the as-built topography shall be submitted to the Building Division. The site will be inspected within five (5) to seven (7) working days after the drawing is received.
2. The record drawing must be prepared, signed and sealed by an Illinois Registered Land Surveyor (Professional Engineer or Structural Engineer when required) and be prepared to the same standards as the approved topographic/grading plan.
3. The record drawing grading shall match the approved grading plan.
4. The submitted record drawing/as-built topographic survey shall reflect the actual finished grading. This will need to include the location of all drainlines and reference the benchmark used in the approved grading plan.
5. Swales/berms shall be properly installed and compacted as per approved grading plan.
6. All storm lines (driveway culverts, storm inlets and outlets; catch-basins and flared-end sections) shall be free of debris and sediment.
7. All vegetation shall be established (e.g. sod, hydro-seed or seed with an acceptable matting/blanket material. Should a final grading inspection be scheduled without vegetation being established, a re-inspection fee and inspection will be required for the vegetation prior to any approvals being issued.
8. All required re-inspection fees shall be paid in full prior to any re-inspections being made.

**D. Grading Requirements for Issuance of Temporary Occupancy Permit:**

1. Temporary Certificates of Use and Occupancy are available when weather conditions make it impractical to meet final grading requirements.
2. If grass is not present, all necessary sediment/erosion control material will need to be properly installed (such as, silt fence trenched in along all downslopes and filter fabric installed under storm grates – see Section 8-128.1.2.e.).
3. Foundation shall be properly backfilled (positive drainage away from foundation); no areas where water will pond are allowed next to foundation.
4. All drainlines shall discharge away from foundation. They may not have a negative impact to the neighboring properties.
5. The runoff from the property may not have a negative impact to the neighboring property. A temporary ditch may need to be installed in order to correct a potential problem until final grading can be completed.
6. Re-inspection fees will be required until these conditions have been met and the final grading approved.
7. An additional security bond may be required for those grading issues that are out of the ordinary.

**Note: Unusual drainage conditions (e.g. depressional flood areas, substantial drainage ways) affecting the area may require additional permit application submittals. Check sediment & erosion control measures for winter under Additional Permit Information on the web site.**

- Pursuant to 8-128.2.E of the Building Code, any development in the floodplain must obtain an Elevation Certificate. Where a development, structure or property has substantial damage, has or will have substantial improvement or is the subject of repetitive loss regulations, the development, structure or property shall comply with the requirements of the Building Code and the DuPage County Countywide

Stormwater And Flood Plain Ordinance, which includes the need to obtain an Elevation Certificate. (Ord. No. DC-O-0030-15, 8-11-2015)

- The FEMA 2015 Elevation Certificate is available from FEMA (<https://www.fema.gov/media-library/assets/documents/160>). It is a fillable PDF form.

### **Building Code Requirements:**

- DuPage County Building Code, [Article I, Sections 8-100](#)
- Minimum Planning Requirements, [Article II, Sections 8-200](#)
- Minimum Construction Requirements, [Article III, Sections 8-300](#)
- Illinois Plumbing Code, [Article IV-A, Section 8-400](#) with local amendments
- 2020 National Electrical Code, [Article VI, Section 8-600](#) with local amendments
- Current Illinois Energy Efficient Building Code, [Article V, Section 8-500](#)

### **Minimum Building Plan Requirements:**

SO THAT DRAWINGS MAY BE PROCESSED QUICKLY AND EFFICIENTLY, THE FOLLOWING MINIMUM ITEMS SHOULD BE INCLUDED. SHOULD YOU NEED MORE DETAIL, [DUPAGE COUNTY BUILDING CODE IS AVAILABLE ONLINE](#).

**SUBMISSION** –All new home plans are required to be stamped by IL. Registered Architect or Structural Engineer. A legible PDF formatted no less than 17”x11”. All sheets as one file in landscape orientation. Cover sheet to have Architect Name, Address & phone number. As well as a Stamp, Signature, and Date of license expiration. Subsequent sheets to have stamp only

**BUILDING ELEVATIONS** – Complete, roof to and including foundation. ([See sample](#)). Front, rear and side views of the proposed structure. If it is a room addition or attached garage, a portion of the existing structure at the portion of attachment must be shown. Label each elevation.

### **TYPICAL SECTION** ([See sample](#))

A cutaway view through a frame wall and/or brick veneer wall showing footing, foundation, floor, wall, ceiling and roof construction. Each structural component must be labeled as to size and type of material. Drawings cannot be reviewed without this information.

### **FLOOR PLANS** ([See sample](#))

These must show the locations of any doors or windows, electrical openings, plumbing fixtures, direction and size of floor and ceiling joints. Rooms should be labeled as to their use and whether or not they are new or existing. Second story additions must show what is on the first floor to support the addition. All plans to be fully dimensioned to scale.

### **WHIRLPOOLS, HOT TUBS AND SPAS**

Must submit specifications and must have U.L. label or equivalent. Location of access to motor must be indicated on plans.

### **ROOF OR FLOOR TRUSSES**

Submit structural specifications if prefab. If “home-built,” detailed drawings must be submitted. All truss plans and specifications must have an ILLINOIS Architect’s or ILLINOIS Structural Engineer’s seal. (Not required for “TJI” type prefab trusses.)

### **DRIVEWAY**

Location must be shown on site plan.



## **PREDRAWN DRAWINGS**

If obtained from mail order or from a plan service, must be revised to reflect alterations made by owner. For example, a poured concrete foundation is to be used instead of concrete block, this revision must be noted wherever the concrete block was shown. Please note some mail order plans are very “generic” and may require professional adjustments to be approved. Any “optional or future” items must be deleted from plans.

## **FOOTING/FOUNDATION PLAN** ([See sample](#))

### Footing Sizes (minimum)

- Supporting frame: 8 x 16
- Supporting brick veneer: 10 x 18
- Column pier footings: 30” x 30” x 12”
- Deck Piers: 8” diameter x 42” deep
- Masonry chimney footing: 12” thick

### Foundation Thickness (minimum)

- Supporting frame: 8”
- Supporting brick veneer: 10”
- Trench foundations may be used with slab construction – Width: 8” for frame; 10” for brick veneer. Depth: 42”
- All wing wall must be reinforced with #2 rebars. Wing walls are required under all concrete stoops/steps.
- New foundations must be doveled into existing foundations with four #4 bars at each point of attachment.

## **FLOOR PLANS** ([See sample](#))

### Garage

- Header size for 16’ opening: three 2 x 12’s, two 2 x 14’s or two 2 x 12’s with ¼” x 11” steel plate.
- All outlets to be on GFI circuit.
- If any portion of the second floor is over the garage, all walls, ceiling, beams and columns must be covered with 5/8” drywall, taped and sealed.
- A 6” gas curb is required into house from garage; stairways leading down must have a 6” gas curb around them along with handrails and guardrails.
- Door into house: 2’8” wide, one hour rated; with self-closing device.
- Garage slab: 4” of concrete; 6 x 6 #10 wire mesh, 4” of stone and 6 mil vapor barrier.
- Any door leading to the outside (excluding overhead door) must have a separately switched interior and exterior light.
- Ceiling joist and roof rafters size, spacing and direction.
- If ceiling is drywalled, an attic access with a light switched at point of entry is required. Minimum opening size – 18”x 24”.
- Pull down stairs are not permitted in garage where rated ceiling is required.
- A room containing a gas furnace or water heater cannot open directly into garage.
- Garage heaters require specs indicating heater is designed for that use being submitted and approved prior to installation.

### Crawl Space

- Floor: 4” of stone plus a 6 mil vapor barrier.
- Cross ventilation or mechanical ventilation is required.
- Access and light switched at point of entry. Minimum 18”x 24”.
- Beam and column sizes and locations.
- Size, direction and spacing of joists above.
- Minimum R-13 insulation required in floors above unheated crawlspaces.
- Minimum height of 24” is required between bottom of floor joists and top of grade inside crawl.

### Basement



- Floor: 4" of stone, 6 mil vapor barrier and 4" of concrete.
- Beam, column and pier footing sizes and their locations.
- Size, direction and spacing of joists above.
- Metal window wells with drains tied into drain tile. (Minimum 36" projection window well required on escape windows.)
- At least one escape window minimum 24" width x 30" height with sill no more than 44" above basement floor or provide second set of stairs. (Exiting through garage does not meet second remote exit requirements.)
- Floor drain within 5' of furnace and water heater tied to sanitary or septic ejector pit.
- At least one switched light near furnace, etc., operated from stairway or entry to furnace room.
- No sump pumps or appliances may block escape window.
- Minimum of one non-dedicated GFI receptacle required in unfinished basement.
- Three-way light required to illuminate stairs.
- 110 volt smoke detector wired in series required.
- Below grade exits require floor drain, to sump pump, in landing.
- Passive Radon System design acceptable by Building Official.

#### Floor Slabs on Grade (habitable rooms only)

- 4" of stone, 6 mil vapor barrier, 1" x 24" rigid perimeter insulation and 4" of concrete with a ½" thermal break.

#### Habitable Floors

- Size, direction and spacing of joists and rafters above ceiling or second floor.
- Cathedral ceilings: size, direction and spacing of roof rafters and ridge beams. Rafters must be deep enough to allow R-30 insulation and minimum 1" air space.
- All rooms must be completely labeled as to their use.
- A handrail, as well as guardrails on all open sides, is required at all stairs over two risers.
- Minimum bedroom sizes are: 120 square feet for master bedroom and 100 square feet for others, excluding closets.
- All appliances (furnaces, water heaters, washers, dryers, etc.) must have at least 36" clearance in front for servicing.
- All attics must have access as well as switched light at the point of access. (Access is not allowed in closet ceilings.) Minimum opening size – 18" x 24".

### **BASIC ELECTRICAL REQUIREMENTS – 2020 NATIONAL ELECTRICAL CODE WITH ADMENDMENTS**

- All outlets in garage, in bathrooms, exterior, in crawl spaces and unfinished basements, in floors and within 6' of any sink must be on GFI. GFI outlet required at each bathroom sink.
- Each room must have outlets spaced no farther than 12' apart.
- Each wall space 24" or wider must have an outlet.
- Every 4' of kitchen counter space including island and peninsular countertops must have an outlet as well as counter 12" or wider. A minimum of one outlet is required in islands, peninsular countertops, etc., and is to be maximum 12" below top. These outlets cannot be installed in "face-up" position in countertop. Kitchen countertop, island and peninsular outlets must be GFI protected and on a 20 amp circuit.
- If an exhaust fan is installed in a bathroom it must be switched separately from any lights.
- Each room must have either one switched overhead light or one switched outlet. If a room has more than one entrance it must have a switch at each entrance all tied to the same light or receptacle.
- Tamper proof receptacles required – all outlets less than 60" AFF.
- Every exterior door must have a switched outside light including sliding glass doors.
- At least one weatherproof GFI must be installed on the exterior front and rear of the house, in the garage and in each bathroom, near sink. Each bathroom sink requires its own GFI outlet.

- A 110 volt smoke detector is required on each floor level including basements. If a bedroom is isolated in another portion of the house, it also requires a detector outside of bedroom. All detectors must be wired in series.
- All whirlpools, hot tubs and spas must be on a GFI circuit.
- No switches or outlets can be closer than 5' to the edge of a tub or shower unless by GFCI breaker in panel.
- Any lights above bathtubs or showers must be waterproof and on a GFI circuit.
- Any hallway 10 feet in length or longer requires one outlet.
- All 20 amp circuits must have 20 amp receptacles.
- Closet lights to be florescent or recessed can incandescent fixture.
- All to be AFCI as required by NEC – (Section 210.12)

## **PLUMBING**

- Must comply with the current State of Illinois Plumbing Code and DuPage County Amendments.
- Where laundry facilities occur on second floor, pan with floor drain to sanitary is required under washer.

## **CROSS SECTION** ([See sample](#)).

- Roof sheathing must be at least ½" thick for roof framing that is 16" o.c. panel edge clips required and 5/8" for roof framing that is 24" o.c.
- Sub-flooring must be at least 5/8" tongue and groove.
- Drain tile in 12" of stone cover as well as foundation damp-proofing is required on the outside of all crawl spaces and basements.
- If brick veneer is used, a separate cross section must be submitted.
- Attics and cathedral ceilings must meet the current Illinois Energy Code.
- Exterior walls must meet the current Illinois Energy Code.
- Cathedral rafters must be deep enough to meet the current Illinois Energy Code.
- If cedar shakes are to be installed, 30# felt must be used.
- Separate section required for all crawl spaces.

## **FIREPLACES** ([See sample](#))

- Must indicate if prefab or masonry.
- If a prefab fireplace is going to be used, it must have an Underwriter's Laboratories label (or equal) and at least a manufacturer's brochure of the fireplace.
- If the fireplace is to be constructed of masonry, a complete cross section through the fireplace must be submitted. The section must show the footing size (at least 12" thick), wall thickness (at least 8" of solid brick) and the flue size (size varies depending upon the opening size of the fireplace). Indicate height and width dimensions of opening and depth of firebox along with hearth dimensions.

## **GUARDRAILS/HANDRAILS**

All stairs over two (2) risers require 36" guardrails with balusters maximum 4" on center on all open sides. A handrail 30" – 36" is required on one side. This may be incorporated into guardrail if proper grasp requirements are met.

## **DETACHED GARAGE/SHED** ([See sample](#))

### **PORCHES AND DECKS** ([See sample](#))

- Size, direction and spacing of beams and floor joists.
- If any portion of the deck or porch floor is over 24" above grade it must have a 36" high guardrail with intermediate members spaced not more than 4" apart.

- Stairs over two risers require the above guardrail/handrail requirement. (Lattice is an acceptable substitute for guardrail requirements.)
- Support posts must be anchored to the top of concrete piers. (Cannot be encased in concrete).
- Ledger must be secured to house framing. No anchoring to brick is permitted.

AGAIN, THE PRECEDING REQUIREMENTS ARE TO BE CONSIDERED AS MINIMUMS. THEY DO NOT COVER ALL CONCEIVABLE DRAWINGS OR CONDITIONS. FOR SPECIFIC ITEMS, THE DU PAGE COUNTY BUILDING CODE MUST BE CONSULTED.

**Inspections:** (a minimum of 24 hours advance notice required for inspection scheduling)

Please contact the Building Division at 630-407-6700 to schedule inspections.

(Where no work has been started within 180 days after the issuance of a permit, or when more than 180 days lapses between required inspections, such permit shall be void. No work shall commence prior to issuance of permit).

Feel free to contact our office if you have any questions regarding the permit or inspection process at 630-407-6700. The office location is 421 N. County Farm Road, Wheaton, IL 60187. You can visit our web site at [www.dupagecounty.gov/building](http://www.dupagecounty.gov/building).

**CALL BEFORE YOU DIG – CONTACT [J.U.L.I.E.](http://www.julie.com) - 1-800-892-0123 FOR UNDERGROUND UTILITY LOCATIONS**