



Village of Creston / Building Department

110 North Main Street
Creston, IL 60113
Village Hall: (815) 384-4140

BUILDING APPLICATION CHECKLIST FOR NEW CONSTRUCTION, REMODELING AND/OR ALTERATIONS OF ONE AND TWO FAMILY DWELLINGS (01.13)

CODES AND STANDARDS ADOPTED BY VILLAGE OF CRESTON

1. [2006 International Residential Code*](#)
2. 2005 National Electrical Code
3. [Illinois State Plumbing Code](#)
4. [Illinois State Energy Conservation Code \(2012 IECC\)](#)
5. [Creston Municipal Code](#)

*NOTE: Amended

A SITE DEVELOPMENT PERMIT MAY BE REQUIRED AFTER REVIEW OF YOUR APPLICATION - ALL FEES FOR REVIEW OF SITE DEVELOPMENT MUST BE PAID PRIOR TO ISSUANCE OF PERMIT.

IMPORTANT NOTICE!

When work for which a permit is required is started prior to obtaining a permit, the fee specified in fee schedule shall be DOUBLED. The payment of such additional fees, reviewed and/or approval of plans is not meant to imply that all errors and omissions are noted herein, nor does it relieve the applicant from answering to and complying with, all requirements and regulations of.

SUBMITTALS REQUIRED PRIOR TO PERMIT REVIEW:

1. Fully completed permit application including names, addresses, licensing and registration for all contractors and sub-contractors.
2. (1) set of Building Plans and specifications - that will not be returned to you .
(Decks must be shown on plan or will require a separate permit)
3. Site Plan (see details below.)
4. Exterior elevations (for determining compliance with development standards), as applicable.
4. List of windows - manufacturer, stock numbers, sizes, u-factors, safety glazing, etc.
5. Illinois licensed engineer-sealed specs for any engineered building components.
6. Payment of all applicable fees.

THE FOLLOWING INFORMATION MUST BE SHOWN ON THE PLANS (DRAWN TO SCALE):

1. Front, rear and side elevations.
2. Footing sizes and location of concrete-encased electrode.
3. Basement floor or slab thickness including vapor barrier detail.
4. Basement foundation height, thickness and proposed reinforcement.
5. Girder beam and support columns (size & placement.)
6. Exits and landings (2 means of egress required from basement & bedrooms.)
7. Stairways with handrail/guardrail detail.
8. Footing drains and sump, including tile and filter membrane detail. Indicate location of sump discharge.
9. Radon reduction system detail.
10. Bathroom and kitchen fixture detail.
11. Insulation schedule, including minimum values of:
 1. Ceilings (min. R-49 / min. R-30 for cathedral ceilings for up to 500 sq')
 2. Wood-frame walls (if 2X6" framing; min. R-20 / if 2X4" framing; min R-13 with min. R-5 insulated sheathing.)
 3. Basement walls, to minimum of 4' below grade (if continuous insulation is provided; min. R-15 / if cavity insulation; min. R-19.)
 4. Floors over unheated area (min. R-30.)
 5. Slabs (min. R-10, min. 2' in depth - R-15, if slab is to be heated.)
 6. Crawlspace Walls (if continuous insulation is provided; min. R-15, if cavity insulation; min. R-19.)
 7. Fenestration U-Factors; Windows / Doors, max. .32 / Skylights, max. .55.
 8. Permanent certificate shall be posted on or next to the electrical distribution panel listing all R-values, U-factors, type and efficiency of HVAC and service water heating systems.
12. If foam insulation is specified, all installation instructions must be provided including; UL listing, ICC evaluation reports, etc.
13. Building thermal envelope detail including; house wrap, rim joists and all joints, seams and penetrations must be sealed. Attic access openings must be gasketed / weather-stripped, etc.
14. Floor and decking (size and type.)
15. Floor joist (size, species, grade, & spacing.)
16. Floor truss - engineer's specifications and seal.
17. Exterior and interior bearing and non-bearing walls (size, species, grade & spacing.)
18. Inside wall covering detail.
19. Outside sheeting and wall covering detail (size & type)
20. Wall bracing and anchoring.
21. Draft stopping (ASTM compliant - NO FOAM SEALANT unless fire-rated)
22. Fire Blocking
23. Roof :
 1. Truss (manufacturer, loading, size, spacing, engineer's specification and seal)
 2. Pitch
 3. Rafters (size, species, grade, spacing)
 4. Ice Shield (located a minimum of 24" inside exterior wall line)
 5. Shingles (type)
 6. Sheeting (type) - no rips <24" in width in structural sheathing.
 7. Flashing detail
24. Ceiling Joists (size, species, grade, spacing)
25. Smoke detectors (type, location, and power source)
NOTE: One smoke detector is required in each bedroom, adjacent hallway (within 15' of sleeping area) with at least one on each level, including basement. All detectors must be A/C with battery backup.
26. Carbon Monoxide detector (required within 15' of ANY sleeping area.)

27. Electric service size, location, wiring method.
28. Electric service panel location.
29. Electrical grounding details (concrete encased electrode size and location, etc.)
30. Light fixture schedule (at least 75% must be energy efficient.) Recessed fixtures extending into unconditioned space (attic, etc.) must be air tight, IC-rated and sealed to ceiling.
31. Switches and receptacles - location and wiring diagram with wire sizing, etc.
32. Ground fault circuit interrupters (GFCI) - locations.
33. Arc fault circuit interrupters (AFCI) -(Required for all bedroom circuits.)
34. Programmable thermostat required for all forced-air HVAC systems.
35. Whole-house ventilation must be provided in accordance with IECC Table 403.5.6 (1).
36. HVAC system size and specifications (compliance with ACCA Manual J or equivalent.)
37. HVAC ductwork specifications;
 1. All ducts, air handlers, filter boxes must be sealed with approved materials.
 2. All ducts extending into unconditioned space (attic, crawlspace, etc.) must be sealed and insulated to a min. of R-8 -and- must be pressure tested by qualified 3rd-party testing agency (HERS / BPI, etc.) prior to scheduling rough inspection. All acceptance test forms must be provided to inspector prior to rough inspection.
 4. Building framing cavities may not be used as ducts or plenums.
38. Venting for HVAC appliances:
 1. Factory built; provide manufacturer's specifications (type, size, model, height above roof, distance from operable windows, etc.)
 2. Masonry; provide detail (size, type, height above roof)
39. Fireplace:
 1. Factory built; provide manufacturer's specifications (model, size, placement)
 2. Masonry; provide detail (size, type, placement)
40. Doors - Manufacturer and stock number
 1. At least one entry door into house must be 36" in width.
 2. Doors may not swing over stairways without landings.
 3. Attached garages opening into house must be 1- 3/8" solid wood, metal or 20 minute fire labeled.
41. Stairways:
 1. Riser (max. 8 1/4")
 2. Tread (min. 9") - measured nosing to nosing.
 3. Clearance for headroom above stairways (min. 6' 8") measured from diagonal plane
 4. Handrails (required at any stairway with 4 or more risers)
42. Attic must have a minimum access-way of 22" X 30" located in readily accessible area. (access may not be located in small clothes closet, etc.) Scuttle cover must be gasketed / weatherstripped.
43. Attic ventilation calculations must be provided.
44. Crawlspace must be ventilated and provided with an access opening a minimum 18 X 24" -or- large enough to remove any contained mechanical equipment, whichever is greater.
45. Windows / Skylights:
 1. Light /Ventilation Schedule
 2. Size and location of all windows.
 3. Basement and every sleeping room (rooms with clothes closets) must have at least one operable emergency and rescue opening. Egress windows must meet the following criteria;
 - 5.7 square feet of clear opening (5.0 feet on grade floor only) and:
 - a. Minimum window height - 24 inches.
 - b. Minimum window width - 20 inches.
 - c. Maximum distance to bottom of sill - 44 inches
 4. Basement egress windows must be provided with window wells;
 - a. min. 36" horizontal projection / width.

- b. minimum horizontal area or 9sq.ʹ
 - c. must be provided with a permanently affixed ladder or steps if vertical depth is >44".)
 - 4. Tempered window glazing required if:
 - a. Hazardous areas i.e. whirlpool tub compartments, stairway landings, etc.
 - b. Living areas as follows if all three conditions exist:
 - 1. glazing is 9 square feet or more in area
 - 2. glazing is within 18 inches of finished floor
 - 3. glazing is within 36 inches of any walking area
 - c. Within 24 inches of any door.
 - 5. Maximum fenestration U-factor is .32 for windows or doors and .55 for skylights.
46. Garage:
- 1. No openings between garage and sleeping rooms.
 - 2. Must be separated from habitable space by not less than ½" drywall installed on garage side (If habitable space above, ceilings must be min. 5/8" Type X or equivalent and supporting walls must be min. ½" or equivalent).
 - 3. All electrical receptacles (below 7'6") must be GFCI protected & labeled as such (unless dedicated).
47. Bathroom must meet light and ventilation requirements - fans vent to dedicated exterior terminations
48. Complete Plumbing Schematic - Risers and DWV
49. All hot water piping between water heater and kitchen must be insulated to min. R-3.
50. Hot water piping must be insulated to R-3 where: ¾" piping exceeds 10' in length or ½" piping exceeds 20' in length.
51. Blower Door Testing - All new homes must be tested and verified as having an air leakage rate of not exceeding 5. This testing company must be certified by a recognized agency such as BPI (Building Performance Institute) or HERS (Home Energy Rating System). This requirement does not apply to additions.

SITE PLAN REQUIREMENTS

Site plans shall be drawn on the plat of survey (a subdivision Plat of Survey can be obtained in the Ogle County Recorders Office). NOTE: Village may require site plan to be prepared by a licensed land surveyor or engineer.

- 1. Show location of existing and proposed buildings and other structures.
- 2. Indicate existing and proposed driveways and adjacent right-of-ways on other streets
- 3. Show all easements directly affecting subject property (drainage, utility, ingress/egress, etc.)
- 4. Indicate front door location.
- 5. Indicate top of foundation elevation.
- 6. Indicate the distance from any lot lines, easements or other buildings located on or adjacent to the subject parcel.
- 7. If any grading which alters existing stormwater runoff is proposed - a site development permit will be required.
- 8. Village reserves the right to require additional details deemed necessary to determine compliance will all applicable federal, state and local codes and standards.

IMPORTANT: Per Section R105.5 of the 2006 IRC and Section 101.2 of the Village of Creston Municipal Code, every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced, or if the work isn't completed within 12 months from the date of issuance.