

VILLAGE PRESIDENT

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Residential Plan Review Information & Checklist

When submitting for a building permit...

Architectural drawings are required to fully indicate the scope & details of the proposed construction. A State of Illinois licensed design professional (architect or structural engineer) is required to seal the drawings for all new single family residences, additions to existing buildings, and those portions of alterations of an existing structure that have walls removed or relocated.

Drawings are to include (as necessary for the project):

Site Plan (required for new residences, additions & alterations to the exterior of a residence) indicate the following on the site plan:

- Zoning district setbacks
- All structures, proposed & existing (for additions & alterations)
- Dimensions from the property lines to the new structure
- Easements
- Floor overhangs shown dotted (with dimensions from the wall face to the overhang and from the overhang to the property lines)
- Paving dimensions
- A/C location with dimensions from the property lines

Floor Plans (including roof plan)

Elevations

Sections

Details

Energy code compliance diagrams (see more info below)

Architectural Drawing Plan Review Checklist

(Based on the International Residential Code)

To help us perform a quick plan review for building code compliance, please address all applicable items below on the submitted drawings.

State of Illinois Professional Licensing

- Design Professional Seal Required (see above)
- Design Firm Professional Registration (when appl.)

Building Planning

- Design Loads
- Material design values
 - Soil
 - Concrete
 - Lumber
 - Steel
- Light & Ventilation
 - Habitable Rooms
 - Basement
 - Crawl Space
 - Attic
 - Safety Glazing (locations identified)
 - Garage Separation
 - Walls / Ceiling
 - Door/Self-close
- Slab Elevation
- Escape Windows
 - Locations
 - Requirements
- Window Sills-Protection from Falling
- Hallway Widths
- Exit Doors / Landing Sizes
- Stair
 - Headroom
 - Width
 - Riser / Tread / Nosing
 - Handrail
 - Guardrail
- Smoke & CO Alarm Locations
- Protection against Decay
- Flame Spread / Smoke Developed / Ignition Barrier (Where insulation materials are exposed)

Foundation

- Foundation Wall Width
 - Height Abv Grade (6" or 4")
 - Dampproofing
- Footing Size
 - Drain Tile Loop W/ Sump Pit (Fdn. Plan)
 - Depth 3'-6" min. (incl. @ window wells)
- Sill Plate Treated
 - Anchorage
 - Size

Floor

- Concrete Slab (w/WWF)
- Radon Mitigation per State of IL & IRC Appendix F
- Framing Floor Joist Size/Span/Spacing/
 - Floor Trusses (draftstopping)
 - Floor Openings (@ stairs, etc.)
- Sheathing Type / Thickness

Wall Construction

- Framing Stud Size / Spacing / Height
 - Sheathing Type / Thickness / Bracing
- Header Sizes

Wall Covering

- Weather Resistant Barrier
- Masonry Veneer (incl. anchors / flashing / weeps)
- EIFS (drainage plane)/ Stucco Details
- Flashing @ Windows/Doors/Wall to Roof / Lintels
- Gypsum Board (typical & @ fire rated garage)
- Cement Board (@ tubs / showers)

Roof / Ceiling Construction

- Ceiling Joist - Size / Spacing / Span
- Rafters - Size / Spacing / Span
- Roof Trusses
- Beams
- Sheathing / Thickness
- Attic Access Size / Location
- Ice Barrier
- Roof Venting Area Req'd/provided Calcs
 - Soffit/Ridge/Box Sizes (free area)
 - Cathedral Venting

Roof Assemblies

- Roof Underlayment (@ high/low slopes)
- Ice Barrier Underlayment **required** (IRC R301.2(1) Municipal Amendment #22)

Fireplace

- Masonry
 - Plan w/Firebox Width/Depth, Hearth Extension Width
 - Section w/ flue/firebox height /hearth ext., lintel, surround (mantel) size
 - Chimney termination above roof
 - Combustion Air
 - Sealed doors per IECC (wood burning fireplace)
- Prefab Fireplaces & Chimneys listed & labeled per UL127 & installed per manufacturer instructions (specs required for bedroom locations)

Energy Code Compliance – 2015 IECC

- Prescriptive or Performance noted on Cover Sheet
- Floor Plan Key Diagrams to illustrate thermal envelope
- All Building Components Identified
 - Foundation R value (insul. to top of fdn)
 - Wall R value (above grade)
 - Roof/Ceiling R value (R above wall plates)
 - Window/Door/Skylight U value
 - Furnace AFUE
 - Window/Door/Skylight U value
 - A/C SEER
 - Mandatory Requirements: Ducts Piping
- NOTE: No heat allowed to unconditioned spaces
- Whole House Ventilation Method
- Blower Door Test Req'd w/report submitted

Mechanical

- Identify Combustion Air
 - Equipment Size based on bldg. loads
 - Furnace location
 - Condensate Disposal
 - Kitchen Exhaust >400cfm
 - Method of Radon Mitigation
 - Access/Service Space

Plumbing

- Water Service Size (proposed or existing)
- Plumbing Walls (5 1/2" min.)
- Ejector Pit
- Floor Drain
- Steam Shower
- Water Heater(s) (w/pan required above living areas)
- Protection from Freezing (see IECC)

Electrical

- Identify Electrical Panel & Service Size (Amended NEC 230.11(B) Service Size)
- Lighting locations
 - Closet/Storage (>6sf)
 - 3 way switching (NBK amend.)
- Receptacles: GFCI (kitchen, bath, exterior, garage, unfin. basement)
 - AFCI (living areas)