

Henry County International Building Code Information and Instructions

Henry County zoning ordinance effective September 8, 1959 regulates use of land and use/location of buildings/structures. Building permits for building/structures and additions to same have been required since 1959. Illinois law exempts agricultural buildings/structures from all zoning regulations EXCEPT minimum set back from road right-of-way requirements (see ag exemption).

Henry County adopted the Uniform Building Code 1976 Edition on May 8, 1979; replaced the code with Uniform Building Code 1988 Edition on December 12, 1989 and replaced the code with International Building Code 2000 Edition on April 17, 2001. The code provides minimum standards for construction, alteration, movement, enlargement, replacement, repair, equipment, use, occupancy, location, maintenance, removal and demolition of buildings/structures and connected/attached appurtenances in unincorporated areas (IBC 101.2). Agricultural buildings/structures are exempt from building code regulations (see ag exemption).

IBC Chapter 1 Section 105 Permits. Any owner or authorized agent (contractor) who intends to construct, enlarge, alter, repair, move, demolish or change occupancy of a building/structure shall first obtain required building permit. Failure to secure building permit prior to starting work is an ordinance violation which may result in a stop work order (IBC 114) and perhaps fines and penalties up to \$500 (IBC 113).

IBC Chapter 1 Section 105.3 Application for permits. To obtain required building permit, applicant shall provide the following information on the application:

1. Property owner name, address, telephone number.
2. Contractor name, address, telephone number. If property owner will be the contractor, write owner in space provided.
3. Roofing contractor name, address, telephone number and roofing license number. Illinois law requires roofing contractors be licensed, number must be included on the application (217-782-0458). If property owner will be doing the work, write OWNER in space provided.
4. Plumbing contractor name, address, telephone number and license number. Illinois law requires plumbing contractor be licensed, number

should be included on the application. If property owner will be doing the work, write OWNER in space provided (309-693-5360).

5. Description of work and estimated cost of all materials and labor provided by contractor and/or homeowner.
6. Property legal description from deed or tax notice. Department can usually fill in this section if property owner name/address is provided.
7. Description of occupancy means what will the new building/structure being improved/repaired be used for such as residential, business, etc .
8. Plot plan (see building permit application):

Plot plans are required only for new structures or additions to existing structures to illustrate compliance with set back regulations. **PROPERTY OWNER AND/OR CONTRACTOR ACCEPTS COMPLETE RESPONSIBILITY FOR COMPLIANCE WITH SET BACK REGULATIONS. FAILURE TO COMPLY WITH SET BACK REGULATIONS IS A ZONING VIOLATION AND MAY RESULT IN THE STRUCTURE BEING MOVED/REMOVED AT SUBSTANTIAL EXPENSE TO THE PROPERTY OWNER/CONTRACTOR. Henry County Health Department must approve plot plan before building permit can be issued.**

IBC Chapter 1 Section 106 Construction Documents

1. Detailed building plans and specifications illustrating compliance with building code regulations with one set to be retained by Zoning/Building Department. Plans should include:
 - a. Footing/foundation design showing width, depth and height dimensions with reinforcing rod location.
 1. standard footing – minimum 8” deep x 16” wide with two (2) ½” reinforcing rods.
 2. trench footing – minimum 42” deep x 6” wide with two (2) ½” reinforcing rods.
 3. floating slab perimeter footing – minimum 8” deep x 8” wide with two (2) ½” rods (maximum 720 SF/24’ x 30’).
 4. pier pads footings – minimum 24” square x 12” deep.
 5. bottom of all footings except floating slabs must be located a minimum of 42” below finish grade for frost protection.
 - b. Floor plan of each level showing:
 1. room dimensions, exit and window locations with dimensions and types, smoke detector locations.

2. basement exterior emergency escape and rescue egress (IBC Section 1009).
 3. egress bedroom windows type and dimensions (minimum 5.7 SF total opening, 20" width, 24" height and maximum 44" sill height (IBC Section 1009).
 4. habitable room minimum natural light of 8% (ICB 1204.2) and natural ventilation 4% (ICB 1202.4.1).
 5. stairway design with minimum 42" com/36" res width, 4"/maximum 7" riser height com/minimum 4"/maximum 7.75" riser height res and minimum 11" tread depth com/minimum 10" tread depth res; maximum .375" deviation, 6'-8" headroom minimum (IBC 1003.3.3).
 6. top of handrails not less than 34" nor more than 38" above stair nosing (IBC 1003.3.11).
 7. guardrails for areas more than 30" above grade/floor with minimum 42" height with maximum 4" space between rails (ICB 1003.2.12).
 8. electric smoke detectors with battery back up on each level including basement, outside each separate sleeping area in immediate vicinity of bedrooms and in each room used for sleeping purposes interconnected in series so when one sounds an alarm all sound alarm (IBC 907.2.10.1.2).
 9. safety (tempered) glass in hazardous locations (doors, storm doors, shower/tub enclosures, sidelights within 12" door less than 18" above floor exceeding 9 SF, windows over or near showers/tubs) (IBC 2406.2).
 10. replacement windows in existing houses must comply with current egress, light and ventilation requirements (IBC
 11. floor or landing at top and bottom of each stairway (IBC 1003.3.3.4). Doors leading to basement stairways shall open into hallway instead of stairwell over top step.
 12. minimum 1 hr firewall between house/garage.
- c. Elevations showing typical framing design.

2. Miscellaneous information as may be required such as:
 - a. Americans with Disabilities Compliance Certificate
 - b. Floodplain Elevation Compliance Certificate
 - c. National/Illinois Manufactured Housing Construction and Safety Standards Act Certificate
 - d. Architect or structural engineer compliance certificate.

3. Finally, building permit application must be signed and dated by property owner and/or contractor. **APPLICATION WILL NOT BE PROCESSED UNLESS IT IS PROPERLY COMPLETED. THE ISSUANCE OR GRANTING OF A PERMIT OR APPROVAL OF PLANS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR AND AN APPROVAL OF ANY VIOLATION OF BUILDING CODE, ZONING ORDINANCE, OR ANY OTHER LOCAL, STATE AND FEDERAL REGULATION.**

IBC Chapter 1 Section 108 Fees

2. A building permit fee made payable to Henry County Treasurer in amount as prescribed by the County Board shall be submitted with the permit application and construction documents.

IBC Chapter 1 Section 109 Inspections. All construction or work for which a permit is required shall be subject to inspection by the building official. Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of building code or other local, state or federal regulations. It shall be the duty of person doing work authorized by a permit to notify building official that work is ready for inspection a minimum of 24 hours in advance. Work shall not be done beyond the point indicated without first obtaining building official approval. Failure to request the following required inspections and/or proceeding with work without required inspection approval is classified an ordinance violation subject to stop work order and perhaps fines and penalties up to \$500.

1. Building/structure set back: will be made in conjunction with footing/foundation inspection to verify if building/structure is being constructed on property in compliance with Zoning Ordinance bulk (set back) regulations. **PROPERTY LINE PINS/BOUNDARIES MUST BE CLEARLY IDENTIFIED.**
2. Footing/foundation: requested after footings are excavated and/or forms erected prior to pouring concrete. All footings require a minimum of two (2) ½” reinforcing rods. **DO NOT POUR FOOTINGS WITHOUT REQUIRED INSPECTION APPROVAL.**
3. Frame: requested after the framing, roofing, fire blocking, bracing, piping, chimneys and venting are completed prior to insulating and/or covering walls/ceilings. **DO NOT INSULATE AND COVER WALLS AND CEILINGS WITHOUT REQUIRED INSPECTION APPROVAL.**

4. Final: requested after project is completed and ready for use. **DO NOT OCCUPY OR USE STRUCTURE WITHOUT REQUIRED FINAL INSPECTION APPROVAL.**

IBC Chapter 1 Section 112 Board of Appeals. All Zoning/Building Department decisions/determinations may be appealed to either Zoning Board of Appeals or Building Board of Appeals by submitting written appeal including situation summary to Department.

Miscellaneous

Henry County Environmental Health Department at 4424 US Hwy 34 Kewanee, IL (309-852-0197 or 792-4011) regulates private sewage disposal and water supply systems. **OWNER/CONTRACTOR MUST INCLUDE HEALTH DEPARTMENT IN PRELIMINARY PLANNING PROCESS FOR CONSTRUCTION AND DEVELOPMENT PROJECTS.**

Department enforces only zoning, building and floodplain rules and regulations. Henry County does not enforce a mechanical, plumbing or electrical code. The Illinois Department of Public Health does enforce the Illinois Plumbing Code (5315 N University in Peoria, IL 61614/309-693-5360 or 309-360-6312). **STATE LAW REQUIRES OWNER/CONTRACTOR/ LICENSED PLUMBER TO REQUEST ONE OR MORE PLUMBING INSPECTIONS.** The Illinois State Fire Marshal enforces fire prevention and safety regulations (3150 Executive Park Dr in Springfield, IL 62706/309-353-1500). Department recommends following National Electrical Code regulations. Although building code does not require radon prevention/ control measures, Department recommends all occupied structures be designed to address potential radon exposure.

New property address may be obtained by contacting Jim VanOpDorp at 309-945-1911 and driveway access permit information may be obtained from Henry County Highway 309-937-3346.

Thank you.

Zoning/Building Department