

New Construction
Residential Home Construction

Required for Application Submittal:

- ____ Permit Application completely filled out
- ____ Complete list of Contractors and all subcontractors
- ____ Estimated cost of the project
- ____ All permit fees must be paid

____ **Site Plan:**

- Show the location of the property in relationship to surrounding property either by a subdivision plat or other plat of the area.
- Drawn to scale, illustrate the dimensions of the property. Include a North arrow.
- Indicate the legal description of the property
- Show the location of all proposed structures, drawn to scale, in relationship to the property lines and other structures on the property.
- Show the location of all existing or proposed utility services.
- Indicate the elevations of the following;
 - existing street and curb
 - finished floor level of the structure
 - finished grade at the base of the building foundation
 - finished grade at the property lines

____ **Construction Drawings:**

- Footing/Foundation plan showing all dimensions to scale
 - Indicate any reinforcement
 - Indicate the intended compressive strength of the concrete
- Floor construction plan showing all spans, girders, supports, bridging
 - List lumber species to be used
 - Indicate type and size of sub-flooring to be used
 - Indicate location of all bearing walls and partitions
- Wall construction details showing size, height and spacing of studs
 - Illustrate both exterior walls and interior walls
 - Show detail of all headers
 - Indicate material and size of wall sheathing
- Roof construction plans
 - Truss design drawings that provide, at a minimum, the information specified below.
 1. Slope, span and spacing

2. Location of all joints
 3. Required bearing widths
 4. Designed loads, including wind loads (90 MPH), ground snow loads (25 PSF), dead loads and any concentrated loads and their point of application.
 5. Joint connector type and description.
 6. Lumber size, species and grade.
 7. Connection requirements for; truss to girder-truss; truss ply to ply; field splices
 8. Permanent truss member bracing location.
- Indicate roof covering material with illustration of how the ice barrier is to be accomplished
 - Floor plans, drawn to scale, of each floor level
 - Electrical plans showing;
 - Detail of electrical service, meter base and load center
 - Location of all receptacles and switches
 - Wire sizes
 - Circuit designation
 - Plumbing plans with a listing of all materials and illustrating;
 - Waste and vent diagram
 - Water diagram
 - Sprinkler diagram if applicable

_____ Energy Code Compliance Reports (ResCheck)

_____ A final inspection is required for occupancy

Applicable Building & Zoning Codes and ordinances of the City of Sterling, IL

- 2015 International Building Code w/amendments
- 2015 International Residential Code for one and two family dwellings w/amendments
- 2015 International Mechanical Code w/amendments
- 2015 International Fire Code w/amendments
- 2018 International Energy Conservation Code w/State of Illinois amendments
- 2015 International Property Maintenance Code w/amendments
- 2015 Fuel Gas Code w/amendments
- 2014 National Electric Code (NFPA-70) w/amendments
- City of Sterling Municipal Code
- Illinois Accessibility Code – most recent
- Illinois State Plumbing Code – most recent