

**NEW CONSTRUCTION – RESIDENTIAL PERMIT
INFORMATION PACKET**

RETAIN THIS PACKET FOR YOUR INFORMATION ONLY

REVISED
5/1/2011

STANDARDS CITED

INTERNATIONAL BUILDING CODE - 2006

INTERNATIONAL MECHANICAL CODE - 2006

INTERNATIONAL RESIDENTIAL CODE – 2006

NATIONAL ELECTRICAL CODE - 2005

INTERNATIONAL ELECTRICAL CODE
ADMINISTRATIVE PROVISIONS - 2006

IDOT SPECIFICATIONS

VILLAGE OF NEW LENOX MUNICIPAL CODE

ILLINOIS STATE PLUMBING CODE - 2004

ILLINOIS ACCESSIBILITY CODE- LATEST EDITION

INTERNATIONAL PROPERTY MAINTENANCE CODE – 2006

INTERNATIONAL FUEL GAS CODE – 2006

INTERNATIONAL FIRE CODE – 2006

INTERNATIONAL ENERGY CONSERVATION CODE 2009

NOTE:

**LOCAL AMENDMENTS TO THE ABOVE CODES
ARE AVAILABLE AT THE VILLAGE OF NEW LENOX OFFICE**

02-23-10

RESIDENTIAL INSPECTION REQUIREMENTS

BUILDING

FOOTING
WALL (Winter Only)
FOUNDATION DAMPPROOFING
FOUNDATION BACKFILL
ELECTRIC SERVICE
ROUGH
INSULATION
FINAL
WATER METER

CONCRETE

WALK
DRIVE/APRON
BASEMENT FLOOR
GARAGE FLOOR

PLUMBING

UNDERGROUND
SEWER & WATER/SUMP
ROUGH
FINAL



VILLAGE OF NEW LENOX

1 VETERANS PARKWAY
NEW LENOX, ILLINOIS 60451

VILLAGE OFFICE 815.462.6400
FAX NUMBER 815.462.6449
BUILDING DEPT. FAX 815.462.6469

MAYOR
TIMOTHY BALDERMANN

ADMINISTRATOR
RUSS LOEBE

VILLAGE CLERK
MARCIA ENGLERT

TRUSTEES
ANNETTE BOWDEN
DAVID BUTTERFIELD
NANCY DYE
KEITH MADSEN
DAVID SMITH
RAY TUMINELLO

May 20, 2008

Dear New Lenox Builder:

Please be advised that effective immediately the Village will change the method of collecting reinspect fees. Currently, a \$50 reinspect fee must be paid at the Village Hall prior to scheduling a reinspect. An amendment to this ordinance has been approved by the Village Board that will now defer payment of any reinspect fees until the time of application for a certificate of occupancy for the building project. The Village will track the reinspects that have been scheduled and completed for each individual building permit. When the builder comes to the Village Hall to apply for a certificate of occupancy, an invoice will be prepared with a total due for all reinspects. **The Building Department must receive payment for all outstanding reinspect fees when the certificate of occupancy application is submitted.**

Please feel free to contact the Building Department at (815) 462-6490 with any questions or concerns you may have.

Sincerely,

Warren Rendleman
Building & Zoning Administrator

WR/cp



TREE CITY USA®

OPEN SPACE FEES BY SUBDIVISION

Subdivision	Elementary District	Elementary Const. Fee	High School District	High School Const. Fee	Park	Village	Fire	Library	LWCC	Vill. Hall Fee	Trans. Fee	Trees* LOC
Berens Field	X - Union 81		X - L-W 210		X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Bluestone Bay	X - N.L. 122		X - L-W 210		X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	Pre
Bristol Park (Montalbano Homes)	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Callistoga	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Cedar Pointe	X - N.L. 122		X - L-W 210		X - N.L.			X - N.L.				N/A
Cherry Hill Meadows Unit 1A	X - N.L. 122		X - L-W 210		X - N.L.							B.P.
Cherry Hill Meadows Unit 2	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	Pre
Cherry Hill South	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X - N.L.	X	X - N.L.	X - N.L.				LOC
Corinthian Way	X - N.L. 122		X - L-W 210		X - N.L.	X		X - Manhattan	X	X	X	LOC
Crossing at Jackson Creek	X - Manhattan	X - Manhattan	X - L-W 210	X - L-W 210	X* - Manhattan	X	X - Manhattan	X - Manhattan	X	X	X	LOC
Crown Fox P.U.D.	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X			LOC
Crystal Cove	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	\$537		LOC
Crystal Springs	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210		X	X - N.L.	X - N.L.	X	X	X	LOC
Deer Point South	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210		X	X - N.L.	X - N.L.	X	X	X	LOC
Elizabeth Estates	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X - N.L.	X	X - N.L.	X - N.L.	X			LOC
Falcon Ridge	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X			Pre
Gibbons	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X*	LOC
Heather Glen	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Hibernia Estates Units 2-5	X - N.L. 122		X - L-W 210		X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Horizon Meadows	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Jacob's Field	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X			LOC
Jobe's Woods	X - Union 81	X - Union 81	X - L-W 210	X - L-W 210	X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Kammerer	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
La Poca Sicilia	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X - N.L.	X	X - N.L.	X - N.L.	X			Pre
Landings of New Lenox			X - L-W 210			X	X - N.L.	X - N.L.	X			LOC
Laraway Ridge Unit 2			X - L-W 210			X	X - N.L.	X - N.L.	X	X	X	LOC
Laraway Ridge Units 3, 4 and 5		\$500 - N.L. 122	X - L-W 210	X - L-W 210		X	X - N.L.	X - N.L.	X	X	X	LOC
Laurel Meadows	X - Homer 33C		X - Lockport 205		X* - N.L.	X	X - Homer	X - Homer	X	X	X	LOC
Lenox Grove	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	\$537	\$724	LOC
Linden Oaks Estates	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Melody Ridge	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Nelson Ridge	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC

X* indicates a combination of cash and land donation

* B.P. = paid with building permit
 LOC = Letter of Credit
 Pre = Pre-paid by Developer

OPEN SPACE FEES BY SUBDIVISION

Subdivision	Elementary District	Elementary Const. Fee	High School District	High School Const. Fee	Park	Village	Fire	Library	LWCC	VIII. Hall Fee	Trans. Fee	Trees *
Old Homestead	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	\$537	\$724	LOC
Palmer Ranch Unit 5	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X		LOC
Palmer Ranch Unit 6	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X - N.L.	X	X - N.L.	X - N.L.	X			LOC
Prairie Crossings	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	\$537	\$724	LOC
Prairie Lakes	X - N.L. 122		X - L-W 210 / Joliet		X - Manhattan	X*	X - Man.	X - Man.	X	X	X	LOC
Prairie Meadows	X - Manhattan	X-Manhattan	X - L-W 210	X - L-W 210	X - Manhattan	X*	X - Man.	X - Man.	X	X	X	LOC
Prairie Ridge Estates	X - Homer 33C		X - Lockport 205		X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Rachel Ridge	X - N.L. 122		X - L-W 210	X - L-W 210	X - N.L.	X	X - N.L.	X - N.L.	X	X	X	B.P.
Royal Meadows Unit 3	X - N.L. 122		X - L-W 210		X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Sanctuary Pointe	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Sky Harbor	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Soave Colline	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X - N.L.	X + \$555	X - N.L.	X - N.L.	X	X	X	LOC
Steeple Run	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X - N.L.	X	X - N.L.	X - N.L.	X	X	X	Pre
Sylvan Meadows Unit 1	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Sylvan Meadows Units 2-5	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Taylor Glen	X - N.L. 122		X - L-W 210		X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Village Station	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Walker Country Estates Units 1 and 2	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	B.P.
Walker Country Estates Unit 3	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Walker Country Estates Unit 4	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	B.P.
Walker City Estates N Phase I Unit 1			X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Walker City Est N Phase II Units 2 & 3			X - L-W 210	X - L-W 210	X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Water Chase Estates	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X - N.L.	X	X - N.L.	X - N.L.	X	X	X	B.P.
Watland	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Western and Michigan	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Whispering Trails	X - N.L. 122	X - N.L. 122	X - L-W 210	X - L-W 210	X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Wildflower Estates	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Wildwood Units 8A, 9 and 10	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Wildwood Unit 8B	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	\$537	\$724	LOC
Windermere Lakes			X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	\$537	\$724	Pre
WyndRidge Downs	X - N.L. 122		X - L-W 210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	Pre

X * indicates a combination of cash and land donation

* B.P. = paid with building permit
 LOC = Letter of Credit
 Pre = Pre-paid by Developer

**NEW LENOX CONSTRUCTION FEES AND CHARGES
SINGLE FAMILY DWELLING**

BUILDING PERMIT

SQ.FT.LIVING AREA	127.37	X	0.008	
SQ.FT. BASEMENT AREA X	25.37	X	0.008	
SQ.FT. OF GARAGE AREA X	30.00	X	0.008	
2000 SQ.FT. X	127.37 SQ.FT. X		0.008	\$2,037.92
1000 SQ.FT. X	25.37 SQ.FT. X		0.008	\$202.96
575 SQ.FT. X	30.00 SQ.FT. X		0.008	\$138.00
			TOTAL	\$2,378.88

SEWER TAP-ON FEE	\$7,208.00
WATER TAP-ON FEE	\$4,821.00
TEMPORARY WATER USAGE	\$50.00
WATER METER DEPOSIT	\$50.00
WATER METER EQUIPMENT	\$483.00
PLAN REVIEW	\$150.00 First review \$35.00 for each additional review required
INSPECTION FEES	\$350.00
CERTIFICATE OF OCCUPANCY	\$30.00
TRANSPORTATION FEE*	\$1,019.00
VILLAGE HALL FEE*	\$851.00

*** APPLIES ONLY TO SUBDIVISIONS WITH ANNEXATION AGREEMENTS APPROVED AFTER MAY 1, 1997.**

FEE EFFECTIVE DATE: 5/1/2011

NOTE: IN ADDITION TO THE ABOVE FEES AN OPEN SPACE CONTRIBUTION MAY APPLY IN ACCORDANCE WITH ORDINANCE # 833.

MAKE CHECK PAYABLE TO VILLAGE OF NEW LENOX

TYPICAL PLAN REVIEW NOTES

SMOKE DETECTORS: (I.R.C.) INTERNATIONAL RESIDENTIAL CODE SEC. R 313

Sec. R 313.2.1 Alterations, repairs and additions. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the entire building shall be provided with smoke detectors located as required for new dwellings; the smoke detectors are not required to be interconnected unless other remodeling considerations require removal of the appropriate wall and ceiling coverings to facilitate concealed interconnected wiring.

CARBON MONOXIDE DETECTORS:

Carbon monoxide detectors shall be installed within 10' of every bedroom and shall receive their power from the building wiring. For remodeling and additions, carbon monoxide detectors are permitted to be battery operated.

REQUIRED GROUND FAULT CIRCUIT INTERRUPTERS:

Ground fault circuit interrupters (GFI's) are required in every bathroom; all garage, basement, kitchen countertops and exterior receptacles; all exterior receptacles must have in-use covers. At least one receptacle is required in the basement.

ARC FAULT CIRCUIT INTERRUPTERS:

Arc fault circuit interrupters (AFCI) are required on all 15 & 20 amp branch circuits in dwelling unit bedrooms.

FIRE SEPARATION WALL:

1 ½ hour fire rated door required between garage and residence.
1 hour fire rated wall between garage and house.
4 inch concrete curb required between garage and residence.

GUARDRAILS AND HANDRAILS:

Refer to I.R.C. Section R-312 and R-311.5.6

STAIRWAYS – TREADS and RISERS – R311

The maximum riser height shall be 7 ¾ inches and the minimum tread depth shall be 10 inches. (refer to IRC 311.5.3 for further details).

STAIRWAY HEADROOM: R-311.5.2

The minimum headroom in all parts of the stairway shall not be less than 6'-8". Headroom required at stairways measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

FIRE-STOPS:

Fire-stops are required at the following locations:

1. All interconnections between vertical and horizontal spaces such as at a soffit, dropped ceilings and other similar locations.
2. Concealed spaces of stud walls and partitions including furred spaces of concrete walls.
3. Ceiling and floor openings around vents, pipes, ducts and fireplaces at ceiling and floor levels.

BEDROOM WINDOWS:

Bedroom windows require a clear opening of 20" x 24" and operable area of 5.7 square feet. Sill height not to exceed 44 inches from finished floor.

BORED HOLES AND NOTCHES:

1. Bored holes in stud walls shall not be bored more than 40% of the width of the stud. (IRC – R602.6)
2. Holes bored into joists for piping or electrical cables shall not be closer than 2 inches to the top or bottom of the joist and the diameter of the hole shall not exceed 1/3 depth of the joist.
3. Notches in the top of joists or rafters shall not exceed 1/6 the depth of the members and shall not be located in the middle third of the span, and the tension side of beams, joists and rafters shall not be notched. (IRC – R 802.7)