



ONE AND TWO-FAMILY BUILDING PERMIT APPLICATION

Permit No.: _____

Date: _____

Jobsite Address (9-1-1 approved) _____

Subdivision Name _____ Lot Number _____

PART 1 – OWNER INFORMATION

Name _____

Mailing Address _____

Phone # _____ Email _____

PART 2 – APPLICANT/CONTRACTOR INFORMATION

Name _____ Business Name _____

Mailing Address _____

Phone# _____ Email _____

PART 3 – CONTRACTOR INFORMATION

Sub-Contractors	Name	Phone/Cell No.	License No.
Concrete Foundation			N/A
Concrete Flatwork			N/A
Drywall/Plaster			N/A
Excavation			N/A
Electrical			N/A
Framing			N/A
HVAC			N/A
Insulation			N/A
Plumbing			055-
Roofing			

PART 4 – CONSTRUCTION INFORMATION

Improvement Type:

- New Construction
 Addition
 Remodel
 Repair/Replace
 Garage

Type and Size of Home: (Check all that apply)

- Single-family Two-family Multi-family (_____ units)
 Lookout Basement Walkout Basement

Type	Main Floor Living Area Sq. Ft./Unit	Upper Floor Living Area Sq. Ft./Unit	Lower Floor Living Area Sq. Ft./Unit	Total Living Area Sq. Ft.	Finished Basement Sq. Ft./Unit	Unfinished Basement Sq. Ft./Unit	Garage Sq. Ft./Unit
Ranch		N/A	N/A				
Raised Ranch or Split Foyer	N/A				N/A	N/A	
Two Story	N/A						

Structural Frame: (Check all that apply)

- Concrete Masonry Steel Wood Other: _____

Exterior Walls: (Check all that apply)

- Concrete Masonry Steel Wood Other: _____

Structural: Are any **structural assemblies** fabricated off-site?

- Floor Roof Walls Other: _____

Street Frontage in feet:	Bedrooms, # of:
Front Setback (prop. line) in feet:	Bathrooms, # of:
Rear Setback (prop. line) in feet:	Egress Windows, # of:
Left Setback in feet:	Basement Egress Windows, # of:
Right Setback in feet:	Fireplaces, # of:
Building Height in feet:	Deck Area (sq. ft.):
Stories:	Deck Height in feet:
Footprint of Structure (sq. ft.):	Est. Start Date:
Lot Area (sq. ft.):	Est. Finish Date:

* Must have minimum of 1,200 sq. ft. of living area for single-family; 900 sq. ft. (each unit) for two-family.

Electrical:

Total Amps: _____ # of Arc-fault Circuits: _____ # of GFCI Circuits: _____
 # of Small Appliance Circuits: _____ # of Major Appliance (Dedicated) Circuits: _____

Plumbing:

Public Sewer: No Yes Sump Pump: No Yes Ejector Pump: No Yes

PART 5 – MINIMUM CODE REQUIREMENTS

- Compliance with the latest adopted *City of Troy Subdivision Ordinance* and *Zoning Ordinance*.
- Compliance with the latest adopted edition of the *National Electrical Code Standard NFPA #70*.
- Compliance with the latest adopted edition of *The International Residential Code*.
- State of Illinois law requires compliance with the latest adopted edition of the *Illinois Plumbing Code*.
- State of Illinois law requires compliance with the latest adopted edition of the *International Energy Code*.

PART 6 – CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been instructed by the owner to make this application as his/her authorized agent.

I agree to conform to all applicable laws of this jurisdiction and any applicable State of Illinois codes and regulations that may be more stringent. Furthermore, approval of this building permit application and issuance of a building permit does not give permission to violate the City of Troy’s building and zoning codes.

I agree that it is my responsibility to comply with any subdivision covenants and restrictions that may also apply to this proposed construction.

I agree to notify the Building and Zoning for inspections as improvements progress and not to allow a person to use or occupy the structure before a final inspection has been made and approved.

Building permit fees are non-refundable.

Signature of Applicant/Owner	Date	Phone
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Responsible Person in Charge of Work (Title)	Phone	Cell Phone
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<i>OFFICE USE ONLY:</i>	
Cost of Construction per ICC Valuation Date: _____	
Building Permit Fee: _____	
Comments: _____	
Approved: _____	
Code Official	Date

PLOT PLAN ~ RESIDENTIAL

Show below:

1. All lot dimensions, corner property pins, setbacks from all property lines (not from back of curb), structures, and decks. Please verify setback requirements with inspector.
2. Location of driveway, water and sewer lines, manholes, water valves, fire hydrants, drainage easements and concrete swales.
3. How water will drain from the property using arrows.

NOTE: All property pins must be exposed and string lines put up before any inspections will be made.

SPECIFICATION SHEET

Fill in the missing information or write "OK" on each line and sign at the bottom.

Roof covering
 Minimum 20 year, 3 tab shingles, 15 lb felt

Roof Sheathing (1/2" minimum or equal)
 Ply-clips shall be used - as required for spacing

Roof Trusses _____ centers
 If manufactured, roof framing plan required

Number of Roof Vents _____
 Not less than 1 to 150 ratio

Double Top Plate (Typ.)

Interior Wall/Ceiling Finish (Minimum 1/2" sheetrock
 Fire separation required between house and garage)

Wall Studs _____ centers

Interior Sheathing (Minimum 7/16" plywood or equal)

Exterior Wall Finish
 All plumbing materials to comply with the latest adopted
 edition of the Illinois State Plumbing Code
 Service line from meter pit to main shutoff in building shall
 be min. 200 psi. rated approved potable water pipe.

Subfloor (3/4" tongue and groove minimum)

Band Board

Floor Joist (Manufactured joists require floor framing plan)
 Type used: _____
 Size: _____
 Longest Span: _____
 Spacing: _____

Support Beam (not shown)
 Type and Size used: _____
 Longest Span: _____

Termite Shield (Metallic)

Anchor Bolts 1/2"Ø (spa. 1'-0" from corners min. 6'-0" centers)
 Provide anchor bolts on both sides of door openings

Exterior Grade 32" Min. above top of
 footing and sloped to drain

Foundation:
 Minimum thickness: _____
 Frame - 8"
 Brick/veneer - 9"
 Foundation Height _____

Vertical Reinforcement _____
 according to the most recent adopted code

Waterproofing/Damp Proofing:
 Four inch plastic drain tile inside and outside foundation
 walls covered with rock and building paper.
 Properly installed form-a-drain acceptable.

Footing: 32" Minimum cover to top of footing
 minimum 8" Deep. Twice the width of the
 foundation wall.
 2 -#4 Bars (1/2") continuous

Provide crushed aggregate as follows:
 2" bottom and sides

Two #4 rebar upper 12"

Signature of Contractor/Owner _____

4" min. floor thickness w/
 approved vapor barrier

CERTIFICATION OF AWARENESS
OF THE ILLINOIS ENERGY CONSERVATION CODE

Note: *This form must be filled out completely, **signed before a Notary Public**, and submitted to the Building & Zoning Department for approval before permit will be issued.*

Construction site address: _____

I certify that I am aware of the building requirements of the Illinois Energy Conservation Code and will have on record for the above address required documentation and testing reports in the following areas: Insulation ratings, glass and door U-factor ratings, heating and cooling equipment efficiency, building air leakage testing, duct tightness testing, REScheck/ REMrate/COMcheck results.

Sign in person before a Notary Public:

Signature of Contractor Date

Name of Company (if applicable)

Mailing Address of Individual/Company Phone Number

* * * * *

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public

Notary Seal

CERTIFICATION OF PLUMBING INSTALLATION

Note: *This form must be filled out completely, **signed before a Notary Public**, and submitted to the Building & Zoning Department for approval before permit will be issued.*

I certify that the plumbing installation located at _____, conforms to the requirements of the State of Illinois Plumbing Code as defined in 77 Illinois Administrative Code, Part 890 of the latest edition of the State of Illinois Plumbing Code.

Sign in person before a Notary Public:

Signature of Certified Plumber

Date

Name of Company (if applicable)

Address of Individual/Company

Phone Number

055-
Illinois Plumbing Contractor's License

058-
Illinois Plumbing License

* * * * *

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

Notary Seal

REQUIRED INSPECTIONS

Footing Inspection – This first inspection is made after all footing and frost walls are dug. Rock must be in place around the outside of the footing along with its drain system. Frost walls should wrap around the corners at least two feet. All footings and frost walls should be crumbed out and have no water or slop. All property pins must be exposed with string lines down the sides and reinforcing must either be in place or on-site.

Pre-Pour Foundation Inspection – Closer attention is given to the setback requirements on all sides. Again, all property pins must be exposed and string lines in place. Wall thickness and reinforcing are checked along with dowel pins and cleanliness of the footings for the walls. Foundations that stair-step down to a footing below (such as from a house to a garage), are checked closely for adequate support on footings. A 12-inch bridge is only permitted in that area with rebar installed properly. This usually is the time for thickened slab and beam post pad inspections. Note that any ‘bearing’ basement wall must have a thickened slab underneath for proper support.

Post-Pour Foundation Inspection – This inspection is made after foundation walls are poured and the damp-proofing is completed. Masonry walls shall have cement parging applied to the exterior of the foundation walls. All concrete or masonry foundation walls shall have an approved drainage system in place and anchor bolts properly spaced along the top of the foundation.

Rough-In Inspection – All rougns (electrical, mechanical, plumbing) must be completed before this inspection is scheduled. Special attention is given to the condition of roof and floor trusses after all subcontractors are finished. Inspections are also made on all headers, girders, beams, sheathing, and stairways along with clearances for fireplace chimneys and exhaust pipes. Arc-fault protection is required in all bedrooms. If the home is to include a deck, the piers and platform must also be inspected at this time. All decks are to be built self-standing and meet the specifications required by the City of Troy.

Electric Service Inspection – A 200 amp minimum service is required for all new construction with a means for service disconnection installed at a readily accessible location either outside of the building or inside the nearest point of entrance of service conductors.

Drywall Inspection – This is done when all drywall is hung but before it’s plastered or mudded and taped. All drywall must be the proper thickness where required and nailed or screwed off according to the fastener schedule.

Final Inspection – Before the home is occupied, all construction and rough grades must be completed. This includes removal of all construction trash on the job site and adjacent lots. All mechanical, electrical and plumbing components and fixtures must also be completed.

OTHER INSPECTIONS AND REQUIREMENTS –

- * The City inspects all sewer taps checking for uniform support, rock, pipe size and type and location in relation to driveways and water lines.
- * Erosion control or silt fence must be in place. The inspection will not be made if erosion control is not in place; a failed inspection will be noted on the permit files.
- * Temporary rock driveways are also required until concrete is poured.
- * Each jobsite shall maintain a construction dumpster of adequate size. If adjacent, up to three jobsites may share one dumpster of adequate size.
- * The portion of a driveway through which the city sidewalk passes shall have a maximum slope of one inch.
- * Roof and floor truss plans must be on every job site during the rough wire and framing inspection.

**** ALL inspections require 24-hour notice; however, every effort will be made to conduct inspections called in BEFORE 8:30 a.m. Inspections will only be made between 8:00 a.m. and 1:30 p.m.**