

# Rules

## Building Permit Addendum

Village of Sherman

# New Residential Construction



### Addendum Contains:

- Owner/Applicant Responsibilities
- Interim Footing Inspection
- Building Permit Evaluation Criteria
- Building Codes Adopted
- Proof of TAPs
- Grading & Drainage Requirements
- Sump Pump & Downspout Requirements

## **Owner/Applicant Responsibilities**

From the date of issuance of this building permit, the lot owner/applicant and his representative(s) shall be responsible for the following:

1. Repair of any damage caused by his work to the public infrastructure that lies on or adjoining to his lot. The public infrastructure includes, but is not limited to the sanitary sewer system, storm water conveyance system, potable water distribution system, streetlights, curb and gutter, sidewalk, and other underground infrastructure.
2. Repair of any blockage caused by his work of the storm water conveyance system for the area on or adjacent to his lot. Existing drainage swales or ditches which are blocked or altered by the proposed grading or construction will be repaired.
3. Control runoff from the lot so that sediment is retained on-site. Temporary on-site control measures shall be constructed and functional prior to initiating clearing, grading, excavating and/or fill activities on the site. Disturbed areas shall be stabilized with temporary or permanent seeding, sodding, mulch, or other acceptable methods within seven (7) calendar days following the site grading. Erosion barriers such as silt fencing shall be erected at locations where surface drainage may carry sediment off site. Spoil piles which are not removed from the site within thirty (30) days following the site grading shall be stabilized with temporary seeding and erosion barriers.
4. Remove spoil piles from the site and properly dispose of all waste dirt and debris.
5. Allow authorized Village representatives access to the site and structure for the purpose of inspection. All “pins” or property markers are visible, identified and all building/structure marker stakes are located and clearly identified. If the Village Official deems such markings are inadequate another inspection visit may be required. Any subsequent inspections or visits will incur additional costs to cover the expense of the additional inspection services.
6. Maintain the approved drainage pattern on the lot. The approved drainage pattern including slopes, swales, ditches, sump pump discharges, and downspout discharges shall be maintained throughout construction and upon completion of the work. Any intended change to the property which will alter or change the location or quantity of surface water entering or leaving the property must be submitted to the Village for review and approval.
7. It is the responsibility of the **builder** to ensure that the building construction conforms to all codes, regulations and laws in effect at the time of the permit application.
8. Violations of requirements may result in a **STOP WORK ORDER** or citation.
9. A Code Compliance Certificate will be required of the builder before Occupancy Permit is granted.

## **Interim Footing Inspection**

The owner/applicant agrees to notify the Village Clerk when the excavation for the foundation footings is pending or complete. The excavation must be inspected prior to pouring footings. The Village will perform an interim inspection of the footing excavation, interim grading, and erosion control.

The owner/applicant must notify the Village, at a minimum, 24 hours prior to when the inspection is needed. It will then be scheduled by the Village after such notification.

## **Building Permit Evaluation Criteria**

The Village of Sherman will evaluate Building Permits based upon the Municipal Code of the Village of Sherman. The complete text of the code can be found at [www.sterlingcodifiers.com](http://www.sterlingcodifiers.com) under Section 9-1-1 of the Sherman Village Code. Variances from the criteria may be requested by the applicant and will be reviewed on a case by case basis. Occupancy Permit must be issued prior to any building being used (occupied).

## **Building Codes** Adopted by Reference by the Village of Sherman

- 2006 International Building Code
- 2006 International Residential Code – One and Two Family Buildings
- 2005 National Electric Code
- 2000 Life Safety Code, NFPA 101
- 2006 International Property Maintenance Code
- Current edition Illinois Plumbing Code
- Current edition Illinois Accessibility Code
- Current edition International Energy Efficiency Code

## **General Criteria**

The structure shall meet all the criteria and requirements in the Village Code. These include, but shall not be considered all inclusive:

1. Minimum Lot Area and Width
2. Setback Requirements, note – individual subdivision covenants may be more restrictive.
3. Maximum Building Height
4. Grading and Drainage (also see Fact Sheet)
5. Sump Pump and Downspout Requirements (also see Fact Sheet)
6. Etc.

## **Illinois Energy Conservation Code**

State of Illinois Public Act 096-0778 (Illinois Energy Conservation Code) was signed into law on August 28, 2009. This act became effective on January 29, 2010. All commercial construction must meet the requirements of the current International Energy Conservation Code (IECC). Compliance with this code is state law. The Village of Sherman has no authority to modify or waive any of the requirements of the act.

## **Proof of Water TAP**

The applicant agrees to provide a copy of the signed Williamsville Water Department Water Tap Application, or a copy of the first Williamsville Water bill for the building under construction. This document shall be submitted to the Village Clerk prior to the issuance of any occupancy permit.

## **Proof of Sewer TAP**

The applicant agrees to provide a copy of the Springfield Metro Sanitary District (SMSD) Sewer Tap Permit for the home under construction. This document shall be submitted to the Village Clerk prior to the issuance of any occupancy permit.

## **Final Occupancy Permit**

The applicant agrees to notify the Village Clerk when building is ready for occupancy. The Village will perform a final occupancy inspection and issue an Occupancy Permit. The Village may at its discretion issue a Temporary Occupancy Permit.

## Grading & Drainage Requirements

1. Minimum Foundation Elevation - The top of any exterior foundation shall extend a minimum of 1.5' above the lowest elevation of the street gutter adjacent to the lot or a minimum of 1.5' above the lowest elevation of any drainage swale adjacent to the lot.
2. Minimum Foundation Elevation - The top of any exterior foundation shall extend a minimum of 8" above the final surface of the ground immediately adjacent to the foundation.
3. Slope Adjacent to Buildings - The grade away from exterior foundation walls shall fall a minimum of 6 inches within the first 10 feet, except as restricted by lot lines where the fall will be a minimum of 6 inches regardless of the horizontal distance available.
4. Minimum Garage Floor Elevation - The finished garage floor elevation shall be a minimum of 1.0' above the lowest elevation of the street gutter adjacent to the lot or a minimum of 1.0' above the lowest elevation of any drainage swale adjacent to the lot.
5. Walkout Basement and Basement Egress Windows - In the absence of other requirements, finished basement floor elevations or sill elevations for basement egress windows shall be a minimum of 1.5' above the lowest elevation of any other portion of the lot.
6. Maximum Foundation Elevation - Excessive fills should be avoided. The following criteria will be used to evaluate lots where fill is used to raise the lot:
  - a. Fill which alters or blocks drainage swales will not be allowed.
  - b. Driveway slopes from street to garage should not be steeper than 10%.
  - c. The maximum height above the curb for all foundations shall be 36", unless prior written approval is obtained from the building official.
7. Existing Drainage Pattern - Site grading shall not alter or block the existing drainage pattern. Drainage swales must be maintained. Cross section and slopes of drainage swales shall not be altered. No change to the location or quantity of surface water entering or leaving the lot will be allowed.

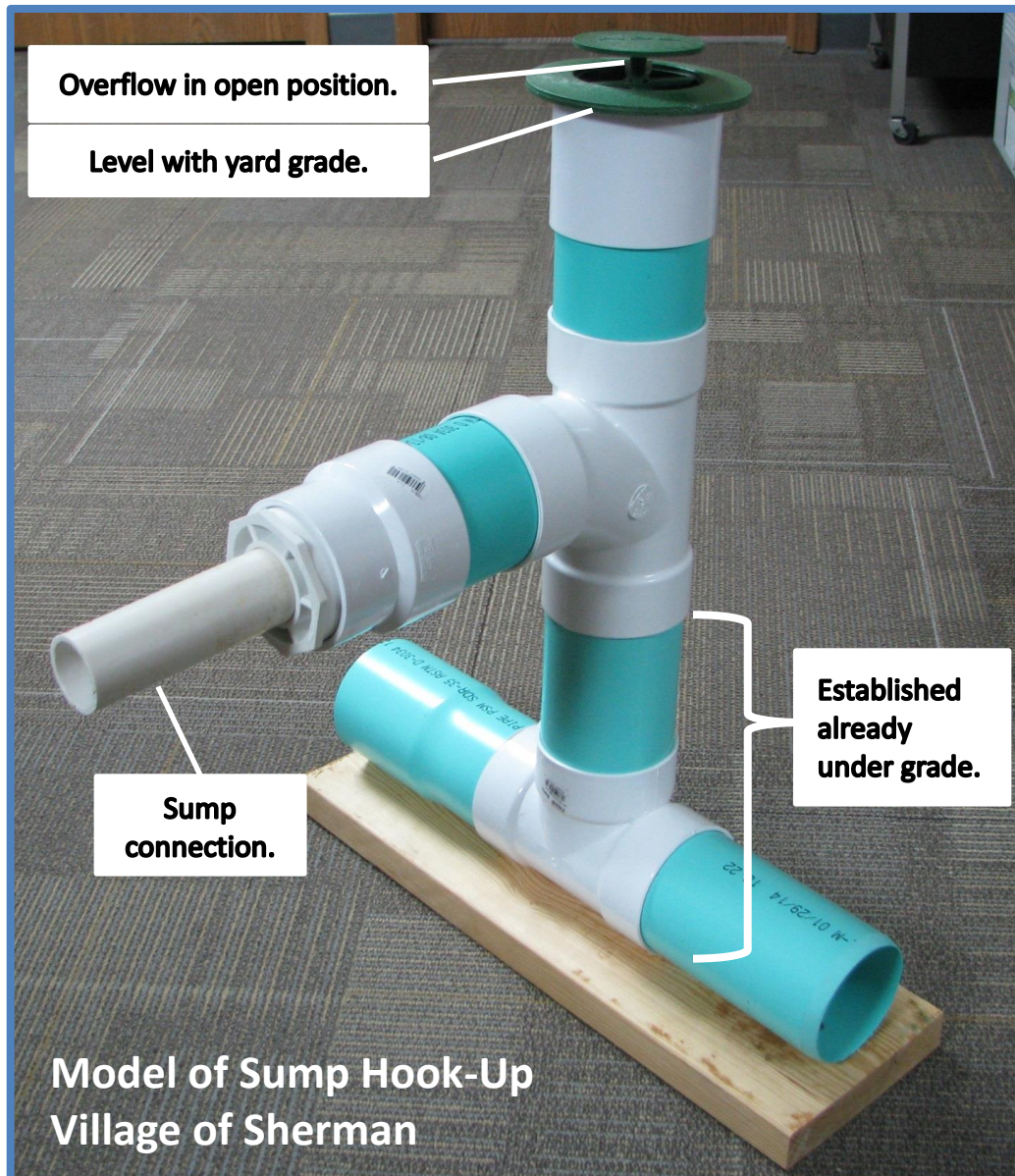
## Sump Pump & Downspout Requirements

- a. Sump Pump Discharge. Sump pumps must be discharged to one of the following:
  - i. Connect directly to storm sewer structure. Plumbing shall not be done in a manner that will affect adjacent property. Plumbing shall not cross adjacent property in order to make a connection.
  - ii. Connect directly to a backyard sump pump drain installed as part of the storm sewer system. If a backyard sump pump drain is accessible to the lot, no other sump pump discharge will be allowed.
  - iii. Discharge to a drainage swale, stream, lake, detention pond or drywell.
  - iv. Discharge of a sump pump directly to a street gutter will not be allowed without authorization from the Village.
  - v. The homeowner is responsible for installing and maintaining the sump pump discharge line from the house to the discharge point.

- b. Roof Gutter Downspout Outlet. Downspouts may be outlet to one of the following:
  - i. Outlet onto the ground no closer than 10' (ft.) from the property line.
  - ii. Outlet to a drainage swale, stream, lake, or detention pond.
  - iii. Connect directly to a backyard sump pump drain. A junction box with cleanout must be used upstream of the connection to the backyard sump pump drain. The connection from the junction box to the backyard sump pump drain will be made using a 2" or smaller pipe.

Notice:

- 1. Contractor shall adhere to all applicable federal, state, and local safety regulations and all operations shall be conducted in a safe manner.
- 2. Upon completion, the Contractor shall restore the work site to its original condition.



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## Village of Sherman

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*[www.shermanil.org](http://www.shermanil.org)*

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