

Village of Godfrey Building and Zoning

Building Permit Information For Residential Construction



The information listed in this booklet is provided to assist persons constructing buildings or structures. The information is in addition to those regulations found in the building code. It is not intended to replace or abrogate any of these codes or ordinances but provides a summary of procedures, policies, and rules.

APPLICATION REQUIREMENTS

General Application Requirements

A building permit application must be completed, permanent parcel I.D. number; owners name, address and phone number; contractors name, address and phone number; license number for plumber, sewage disposal installer and roofing contractor.

One set of plans must be submitted indicating the floor plan including dimensions and location of doors and windows.

A plot plan must be provided indicating the precise dimensions of the property and the location of proposed structures. It is the owner's responsibility to verify exact property lines during construction to assure that set back requirements are met.

OTHER APPLICATION REQUIREMENTS

Truss Designs

Truss designs must be by an architect or structural engineer that is licensed and registered in the state of Illinois.

Floor Designs

All engineered Flooring (TGI's Power joists, etc) designs must submit a flooring design drawing.

GENERAL BUILDING REQUIREMENTS

Building Code

The Village of Godfrey has adopted the 2006 International Building Codes, 2006 Edition. The codes, as well as all of their referenced supplemental codes shall be utilized for all building in addition to the requirements set forth in this document.

BUILDING SETBACKS

All proposed buildings must conform to setback requirements as designated by Village Ordinance.

PLUMBING CODE

The 2004 edition of the Illinois State Plumbing Code, in its entirety, is the code that The Village of Godfrey uses which sets forth the criteria for the installation of all plumbing.

FOOTINGS

Single Story 16" x 8" Minimum
Two Story 20" x 10" Minimum
A Minimum of 16" x 36" Frost Footings

ELECTRICAL CODES

All wiring in the building must conform to the National Electrical Code as to size.

No wiring less than #12 copper shall be used.

In high hazard areas all wire shall be encased in galvanized steel conduit.

Separate grounds are required on all switches and receptacles in kitchen, baths, basements and garages. (GFI's)

All single-family residential electrical services must be a minimum of 100 AMP.

Wiring must be bored through floor joists areas of 30 inches or more of vertical height.

For 100 AMP, 200 AMP, 300 AMP services, the amperage rating of the meter base, the wiring, and the breaker(s) must be equal.

All wires to the ground rod must be connected to the neutral in the meter base (s). The wiring needed for ground is as follows: #6 for 100 AMP; #4 for 200 AMP; #2 up to 250 AMP; #0 up to 400 AMP.

Ground rods: Copper ground rods are required and must be a minimum of eight feet long to a maximum of ten feet long.

Conduit: Rigid conduit is required on overhead services from the meter base to the weather head. PVC conduit is allowed on

underground services and anything below the meter base including ground rods.

All electrical upgrade services must be grounded by means of a copper ground rod.

No water pipe grounds will be permitted.

All circuits must be a minimum of #12 copper and grounds are required in kitchens, baths, basements and garages, grounds are also required on switches in these areas. #14 gauge wire is not permitted, not even for switch legs.

Only two boxes per circuit are allowed in kitchens. Refrigerators must be on a separate circuit.

All panel boxes must have a single main disconnect and labeled.

Panel boxes are not allowed in bedrooms, closets, bathrooms or hallways.

All kitchens, bathrooms and outside receptacles shall have ground fault interrupters (GFI) protection. Ground fault interrupters (GFI) are also required in a garage and washroom.

A lighted house number is mandatory.

Aluminum wire is not permitted from the weather head into the panel box.

ROOFING

A licensed certified roofing contractor, licensed with the state of Illinois, will be required unless the owner will be installing the roof himself/herself.

PRIVATE SEWAGE DISPOSAL SYSTEMS

Madison County has adopted an ordinance regulating the installation and operation of a private sewage disposal system. All permits for private sewage systems are obtained through Madison County.

BASEMENT WINDOWS

One egress window is required in all basements.

HOUSES WITH DECKS

Any house that is constructed with an opening for a door that leads to a deck; the deck must be constructed and approved. The opening cannot be put in without a deck. This is required to receive the certificate of occupancy. All decks must be completed before occupancy. All decks must be lagged to the house with joist hangers front and back.

STAIRWELL, OPENINGS, PROTECTION DURING CONSTRUCTION

All open stairwells or other openings where a safety hazard exists, must be protected during construction, I.E. handrails, etc.

SMOKE DETECTORS

Smoke detectors are now required in each bedroom and in hallways within 15' of the bedrooms for residential dwellings, the detectors must be hard wired to a power source with a battery backup.

CARBON MONIOXIDE DETECTORS

Carbon monoxide detectors are required outside any sleeping rooms. This applies to homes served by gas and any homes with an attached garage.

INSPECTION REQUIREMENTS

There are sequences of inspections that are required. The inspections are determined at the time of building permit approval and are listed on the back of the permit place card. The inspections are mandatory and must be requested in the proper sequence.

Additionally, all building permits require a final inspection before a certificate of occupancy is issued. The certificate of occupancy must be issued prior to any occupancy/use of the building. Occupancy prior to receiving a certificate may result in the matter being referred to The Village of Godfrey attorneys for legal action.

The plumbing inspector must inspect all plumbing in residential construction.

Private sewage systems are inspected by Madison County.