



Design and Construction Notes

The following adopted codes shall establish minimum regulations for design and construction:

International Building Code/2003	International Property Maintenance Code/2003
International Mechanical Code/2003	National Fire Code 2005 NFPA 70
International Fuel Gas Code/2003	International Energy Conservation Code/2003
International Fire Code/2003	with the 2004 supplement
International Residential Code/2003 Edition	Illinois State Plumbing Code of 2004

All codes shall include all Village of Wauconda amendments, including but not limited to:

Poured concrete foundation wall only permitted	Copper wiring in electric permitted
Open web trusses in floor assemblies prohibited unless drywall is 5/8" type X or area is sprinkled	
No plastic circuit boxes permitted	Conduit only permitted for electrical wiring

All engineered products / systems to be installed / utilized in accordance with manufacturers and architect spec and instructions. (Examples – Fireplace, Dri-vit, Skylights, Trusses, Heating Systems, etc.)

All area within foundation walls is to be free from all vegetation, top soil, and foreign matter.

AFCI's are required in all bedroom circuits

Handrail of 34" to 38" required for more than 3 (three)

Stairs:

- 7 ¾ " riser maximum height
- 10" tread minimum depth

Safety glass is required in all hazardous locations.

Smoke detectors are to be located within 3' of ceiling at highest point.

Sanitary facilities must be provided for all workers –minimum regulations include a port-a-potty.

The site must be maintained and clean at all times. A dumpster is required to be on site.

List of required inspections:

Footing	Framing, Plumbing and Electrical Rough In
Drain Tile / Dam proof	Insulation
Concrete Basement / Garage Floor	Final for Occupancy

Compliance with Plot Plan

Section 107.7.1 Compliance with Plot Plan

It shall be the responsibility of the builder/developer to submit to the Building and Zoning Department a spot survey prepared by a Registered Land surveyor after the foundation is installed. This survey must be at a scale of not less than one inch equal to thirty feet (1"=30'). The survey must also indicate the elevation above sea level of the top of the foundation wall and the top of the curb and sidewalk at lot lines extended relative to a United States Geological Survey benchmark. No construction will be allowed to proceed except for decking, underground water and sewer, and related items until the spot survey is approved by the Building and Zoning Department. This section applies to principal structures only and not to additions or accessory structures.