

## **BUILDING PERMITS AND INSPECTIONS**

The Building Official department is responsible for the enforcement of building codes and regulations within the City of Flora. The City of Flora permits and inspects construction within the corporate limits. The City utilizes the 2015 International Building Codes and the 2017 National Electric Code.

### **While construction requires a permit, a permit is not required for:**

Portable buildings less than 120 square feet in size, and placed in the backyard at least 5 feet off property lines and 13 feet from the center of an alley.  
Prefabricated swimming pools less than twenty-four (24) inches deep and cannot be placed in a front yard.  
Swing sets and playground equipment at a single family home.  
Painting, papering, tiling, carpeting, cabinets, counter tops and similar work unless you want Enterprise Zone sales tax abatement.  
Normal repairs and maintenance to any structure, provided the repairs do not include structural elements of the building changes to means of egress.

### **Permits are required for the following residential projects.**

New Homes (stick built or modular)  
Additions  
Garages  
Sheds (larger than 120 square feet)  
Decks  
Porches  
Fences  
Carports (stick built or metal)  
Pools  
Demolitions  
Signs  
Mobile Home (replacements)  
Electrical Upgrades  
Plumbing Work

### **To obtain a building permit:**

The Building Official will need the following information in order to issue a permit. For new homes, additions and garages, you will need to request an application for these projects (618-662-7111 or 131 E 2<sup>nd</sup> Street).

For all other permits you must submit a description of the project including a site plan showing your lot, where the project will be located, the size, and the setbacks from the property lines and the estimated cost (including labor).

### **Design Professionals:**

The State of Illinois requires that all buildings other than detached single and two family dwellings on their own lot be designed by and the construction plans sealed by an Illinois Licensed Architect, Structural Engineer or Professional Engineer depending on the type of project. This is enforced by the State of Illinois Department of Professional Regulation. The architectural plans include:

- Site plan with all utility construction existing and proposed.
- To include storm water, sewer, electrical and water lines;
- Cover sheet must include the following statements: *design criteria from the building code, as amended, electrical code, as amended, Illinois state plumbing code, as amended, construction type and use group;*
- All construction documents must contain the stamp of an architect currently licensed in the state to assure compliance with the building codes of the city and in accordance with the laws of the state;
- Complete floor plans;
- Complete elevations;
- Electrical drawings;
- Mechanical;
- Structural;
- Plumbing;
- Heating, ventilating and air conditioning;
- Sprinkler system (if applicable);

### **Inspections for Residential, Commercial and Industrial projects:**

The 2015 International Code requires that the following inspections be performed prior to continuing on to the next phase of construction.

- Footing & Foundation, excavated with reinforcing in place prior to pouring concrete.
- Framing prior to installation with/without sheathing installed.
- Plumbing rough in.
- Electric rough in.
- Dry wall prior to taping.
- Electrical final.
- Plumbing final.
- Mechanical final.
- Final prior to occupancy.

**Inspection requests:**

To request a city inspection or if you have any questions, contact Dawn Wiles or Chad Bayles at 618-662-7111 between 7:00am and 4:00pm, email [dwiles@florail.us](mailto:dwiles@florail.us) or [cbayles@florail.us](mailto:cbayles@florail.us), fax 618-662-7204 or in person at City Hall, 131 East Second Street, Flora, Illinois.

**PLEASE ALLOW 24 HOURS FOR INSPECTION**

Your requests MUST include Name, Address and Type of Inspection requested.

Call when work is done; do not anticipate\_

If your inspection is not approved, do not call for a re-inspection until the problems are repaired and the work is ready for re-inspection.

**Building and Construction Codes used by the City of Flora:**

- 2015 International Building Code
- 2015 International Fire Code
- 2015 International Residential Code
- 2015 International Property Maintenance Code
- 2015 International Mechanical Code
- 2015 International Energy Conservation Code
- 2015 National Fuel Gas Code NFPA 54
- 2017 National Electric Code
- 2012 NFPA 101 Life Safety Code
- Illinois State Plumbing Code
- Illinois Accessibility Code

**Licenses required:**

Except for single-family homeowners working on their own personal residence, the State of Illinois requires plumbers and roofers to be licensed.