

Procedures for Obtaining a City of Northlake Building Permit for New Single Family Construction

1. Submit an Approved and Recorded Plat of Subdivision with PIN Numbers.
2. Submit 2 sets of Building Plans with Building Application
 - a. Must have architectural stamp
 - b. Must show all four (4) elevations
 - c. Must show framing from foundation to peak of roof
 - d. Must show electric schematic
 - e. Must show plumbing isometric
 - f. Must submit water supply fixture calculations
 - g. Must show HVAC
 - h. First floor must follow visitability code
 - i. Application must be completed. Please include cost of house and contractors.
3. Submit Site Improvement Plans – Prepared by a License Engineer
 - a. Geometric Plan
 - b. Grading & Utilities Plan – make sure new house will not flood surrounding homes
 - c. Detail Sheet for Grading & Utilities
4. If demolishing a house a Cook County Demo permit must be obtained and submitted to the building Department.

construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor punishable by a fine of not more than \$500.00, or by imprisonment not exceeding 30 days, or both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

Section 118.2 Unlawful Continuance: Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than \$50.00 nor more than \$500.00.

Section 123.3 Compensation Of Board Of Survey: The third member of the board shall receive for services a fee of \$250.00 dollars to be paid by the appellant.

Section 2906.1 Filing: A person shall not erect, install, remove, rehang or maintain over public property any sign for which a permit is required under the provisions of this code until an approved bond has been filed in the sum of \$10,000.00 as herein required and until an insurance policy has been filed for public liability in the amount of \$300,000.00 per accident and for property damage in the amount of \$100,000.00 as herein required.
(1992 Code)

8-1A-3: EXTERIOR FINISHING SYSTEMS PROHIBITED:

- A. **Definition:** For purposes of this section "synthetic stucco or other exterior insulated finishing systems" refers to a system of exterior cladding consisting of:

1. An acrylic copolymer technology "stucco like" finish with the color blended into the coating, the finish being troweled or spray applied to achieve the appearance desired;

2. A water resistant base coat applied to the insulation board with a reinforced fiberglass mesh embedded in it for added strength; also, the base coat being the primary barrier for moisture resistance while the finish coat is primarily for aesthetics;

3. A molded polystyrene insulation board (MEPS), an extruded polystyrene board (XEPS), or a polyisocyanurate board ranging from one-half inch ($1/2$ ") to over two inches (2") in thickness; and

4. Mechanical or adhesive fasteners to keep the insulation boards on the wall.

- B. **Use Prohibited:** The use, application or installation of synthetic stucco is hereby prohibited in all residential construction.
- C. **Penalty:** Any person violating any provision of this section shall be fined not less than one hundred dollars (\$100.00), nor more than one thousand dollars (\$1,000.00). Each day that a violation exists shall constitute a separate and distinct offense. (Ord. O-22-2000, 7-17-2000)

8-1A-4: VISITABILITY CODE:

- A. **Purpose:** The purpose of this section is to establish minimum regulations for the design, installation and construction of single-family and attached single-family homes, providing reason-

able criteria for visitability by persons with disabilities.

- B. Title: This section shall be known as the visitability code of the city of Northlake, and is hereinafter referred to as the "visitability code" or "this code".

C. Electrical Wall Switches:

1. Height: In all single-family and attached single-family dwellings, all wall switches controlling light fixtures and fans shall be located at a height not to exceed forty eight inches (48") above finished floor. Height shall be determined by measuring from the finished floor to the center of the switch.

2. Exceptions: This requirement does not apply where the use of special equipment dictates otherwise as required by the manufacturer. This requirement does not apply to thermostats or breaker panels.

D. Electrical Wall Receptacles:

1. Height: In all single-family and attached single-family dwellings, all wall receptacles shall be located at a height no less than fifteen inches (15") above finished floor. Height shall be determined by measuring from the finished floor to the center of the receptacle.

2. Exceptions: This requirement does not apply where the use of special equipment dictates otherwise as required by the manufacturer.

E. Step Free Entrance:

1. Requirements: Every single-family and attached single-family dwelling shall be provided with at least one step free entrance accessible from an accessible route from a parking area or public way. This step free entrance shall be approached by a slope no greater than one in twelve (12) (less steep is desirable). This entrance can be approached by a sidewalk, a driveway, a garage floor, or other usable route. The step free entrance may be located at any entrance to the home. If the step free entrance is located in the garage, a door bell button shall be located outside the overhead garage door. In a case where a lot is so steep that it cannot be graded to a maximum slope of one in twelve (12), the driveway may have to exceed a one in twelve (12) slope. In this case, upon approval by the building commissioner, the builder may construct a one in twelve (12) (or less) route leading from the driveway to the no step entrance.

2. Waiver: In addition, the city may waive any of the aforesaid entrance requirements if it determines that such entrance is not feasible based on water table elevations.

- F. Wall Reinforcement: Bathroom walls shall be provided with wood blocking installed flush within wall framing, to support grab bars as needed. The wood blocking, when measured to the center, shall be located between thirty three inches (33") and thirty six inches (36") above the finished floor. The wood blocking shall be located in all walls adjacent to a toilet, shower stall

or bathtub. All bathrooms, washrooms and powder rooms shall meet all applicable requirements of this code.

G. First Floor Washroom/Powder Room:

1. Required: There shall be at least one washroom/powder room, containing at least one water closet (toilet) and one lavatory (sink), on the dwelling floor located closest to grade level. This washroom/powder room shall be designed and constructed in a manner that will provide wheelchair access to both the water closet and lavatory.

2. Exception: If a no step entrance is located at a level other than the level closest to grade, such as the lower level of a split level home, and a washroom or powder room that complies with the requirements of this code is located on the same level as the no step entrance, a first floor washroom/powder room shall not be required.

H. Washroom/Bathroom Design: All washrooms, bathrooms and powder rooms shall meet all applicable requirements of this code. It is not essential (although it is recommended) to have a large turning radius inside a residential washroom, bathroom or powder room. In a small washroom, bathroom or powder room, the wheelchair user can roll in forward and roll out backward. A minimum thirty two inch (32") clear path must be provided to all fixtures and the room must be designed in a manner that will allow the user to be able to shut the door when using the room. The bathroom, washroom or powder room door may be hinged to swing out to provide

more room, if the hallway design provides the proper clearances.

I. Doors And Hallways:

1. Requirements: All exterior and interior doors shall not be less than three feet (3') in width and six feet eight inches (6'8") in height, and shall provide a minimum clear opening of thirty two inches (32"). All required exit doors shall be side hinged. The minimum width of a hallway or exit access shall not be less than forty two inches (42"), and in no event shall the width of the hallway be less than required by the 1997 Illinois accessibility code.

2. Exceptions: Sliding doors, providing that a minimum thirty two inch (32") clear opening is maintained. Interior pocket doors, providing that a minimum thirty two inch (32") clear opening is maintained. Interior doors that do not require passage for access as determined by the code official, for example, doors to linen closets and pantries in which the shelves are located immediately inside the door opening. Any interior door located in a manner that when fully open, a minimum thirty two inch (32") clear opening is provided.

J. Routes Within A Dwelling Unit: Every single-family and attached single-family dwelling shall have an accessible route through the hallways and passageways of the floor level served by the step free entrance. Hallways shall not be less than forty two inches (42") in width. All other passageways, other than doorways, shall not be less than thirty six inches (36") in width.

- K. Penalty: Any person, firm or corporation that violates any provision of this section shall be subject to a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) for each such offense, and each day on which violation occurs or continues to occur shall be a separate offense. (Ord. O-08-2005, 3-21-2005, eff. retroactive to 1-1-2005)