

MADISON COUNTY

BUILDING & ZONING DEPARTMENT

BUILDING PERMIT INFORMATION



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Administrator

Madison County Administration Building
157 N. Main Street Suite 254 • Edwardsville, IL 62025-1964
Phone (618) 296-4468
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I. APPLICATION REQUIREMENTS

1. GENERAL APPLICATION REQUIREMENTS

A copy of the recorded deed for the property must accompany the building permit application. A building permit application must be completed by including information regarding the proposed project. Some of the information required includes the following: IECC 2009 International Energy Conservation code (need to go www.energycodes.gov and complete work sheets. Print out all paper work including certificates and submit with the application). Also a copy of the warranty deed, permanent parcel number; owners name, address and phone number; contractors name; address and phone number; license numbers for plumbers; sewage installers and roofing contractors; name of the utility company; two (2) sets of truss designs (roof & floor) along with two sets of complete plans indicating; front, side and rear elevations, footings, foundation, framing, wiring, plumbing, insulation diagrams and HVAC plans (heating & cooling); The plans must also include dimensions and location of doors; windows (documents for the UE rating doors, windows and skylights) and electrical outlets. In addition, information must be submitted detailing construction specifications.

When calling for approval on your building permit application, there is now a 72 hour review period.

If in a subdivision with subdivision restrictions, a copy must accompany the application.

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

2. HOURS OF OPERATION

Our office hours are from 8:30 a.m. to 4:30 p.m. Building permit applications and zoning applications are accepted between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. We ask that you attempt to be in the office prior to 3:00 p.m. to assure completion of the application prior to closing. No permit applications, however, will be accepted after 4:00 p.m.

3. APPROVAL BY OTHER JURISDICTIONS

If you are to receive water services from the city of Collinsville, you must contact the City Clerk's Office before making an application for a building permit. They must submit a written statement.

If you are within the jurisdiction of the Metro East Sanitary District, you must contact them for approval prior to making an application for a building permit. They must submit a written statement indicating the availability of water service.

When a private sewage disposal system is proposed within a village or city that has a public sewer system, or from a portion of the unincorporated county that has a sewer district; then a letter from that jurisdiction is required stating the unavailability of sanitary sewers within 200 feet of the building or that the sanitary sewer system is unavailable for connection.

If the application is for a property that has no address assigned to it, then a new address must be requested from the Madison County 911 Department. If the application is for a commercial building within Chouteau Township, one set of plans/specifications in addition to the two already required is necessary for submittal to the fire district.

4. OTHER APPLICATION REQUIREMENTS

A. COMMERCIAL/INDUSTRIAL PERMITS. If this is an application for a commercial/industrial structure, then two sets of 11' by 17' plans and specifications prepared by an architect that is licensed and registered in the state of Illinois must accompany the application. The seal must appear on all sheets of the plan, **Exception:** If the construction is within Chouteau Township, we need an additional set of plans (total of three to be submitted) so that we can furnish a copy to the fire district.

Specification documents for commercial/industrial buildings also must have the seal of an architect that is licensed and registered in the state of Illinois or a structural engineer that is licensed and registered in the state of Illinois. Residential buildings do not require a seal.

The following are items that need to be included with the Architectural Plans or Structural Engineer Plans, whichever the case may be or supplemental to these plans:

1. Detailed plot plan. Must show all items as noted on this sheet.
2. Use Group of the building as found within the International Building Code, 2012. As well as the actual use of the building. If the building is to be used for storage, we would like to know what will be stored.
3. Compliance with regulations of State Fire Marshal's Office in regard to sprinkler systems or smoke detectors.
4. Buffer strips/screening.
5. Parking areas, whether it be off-street parking or loading. Must be designated as employee and visitor as well as handicapped. (The parking regulations are found in the Madison County Zoning Ordinance must be met.)
6. Surface of the parking lot as well as dust abatement.
7. The plot plan must show the entrance to the site, and it must be clearly marked.
8. The curbing as noted under Article 93.132 Section E (setback) must be clearly marked on the plans.
9. All commercial structures must now comply in Energy Conservation Code 2009.

This is to inform you of these additional items, as well as the normal and customary items that are contained within a set of plans and specifications. Please do not hesitate to call.

B. TRUSS DESIGNS. Two (2) sets of truss designs must be submitted with the application. See #5 below for truss requirements.

C. ROOFING CERTIFICATION: All persons, firms or corporations doing roofing work must be licensed and certified with the State of Illinois (the address will appear elsewhere in this attachment). To make an application for a building permit, you will need the name and number of the individual, with a copy of his registration. An owner of property, who performs the work himself, is exempt from the licensing requirement.

D. FLOOD AREAS. The property location must be reviewed to determine if a building will be located within a flood hazard area, as per requirements of the Federal Emergency Management Agency (FEMA). No building is located in a flood area unless the first floor is elevated at least two feet above the 100-year base flood elevation and a special use permit/ variance is granted by the county board. An elevation certificate, completed by a registered surveyor, must be submitted to demonstrate elevations for both buildings in the flood plain being elevated and ones in according to the map but out according to actual survey elevations. (see County Zoning Ordinance for regulations)

E. SIGN APPLICATIONS. If this is an application for a sign, a drawing of the sign must be submitted. Sign regulations are provided in the county zoning ordinance.

F. REMOVAL OF UNFINISHED STRUCTURES. All structures unfinished or built in non-compliance with this code shall be removed.

II. GENERAL BUILDING REQUIREMENTS

1. BUILDING CODE

As of July 1, 2015 Madison County has adopted the International Building Code, 2012 edition, and the International Residential Code for one and two family dwellings, 2012. 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.

2. TRUSS DESIGN

When your structure will be using roof or floor trusses, it is necessary to submit along with your building permit application, two (2) sets of truss specification sheets. These sheets must designate live loads, dead loads, and total loads. All commercial building truss specification sheets must have a minimum of 30 lb live load. All residential buildings must have a minimum of 25 lb live load. All detached garages, storage buildings, and agricultural storage buildings must have a minimum of 20 lb live load. All floor truss specifications must require a minimum live load of 40 lbs unless specified by an architect or structural engineer that is licensed and registered in the state of Illinois.

MADISON COUNTY ROOF LOAD REQUIREMENTS:

	COMMERCIAL	RESIDENTIAL
TOP CHORD LIVE LOAD	30.00 PSF	25.00 PSF
TOP CHORD DEAD LOAD	10.00 PSF	10.00 PSF
BOTTOM CHORD DEAD LOAD	10.00 PSF	10.00 PSF
TOTAL UNIFORM LOAD	50.00 PSF	45.00 PSF

3. PLUMBING CODE

The 2014 edition of the Illinois State Plumbing Code, in its entirety, is the code that Madison County uses which sets forth the criteria for the installation of all plumbing. If plastic pipe is used, only ABS or CPVC will be permitted in water lines. All plastic pipes must meet ASTM standards for residential uses. You may not mix ABS & PVC types.

All plumbing must be installed by an Illinois licensed plumber, working under the supervision of an Illinois licensed plumbing contractor.

All plumbing in residential and commercial/industrial construction must be inspected by the Madison County plumbing inspector. The Madison County inspector should be contacted for the various inspections stipulated in the permit authorization approval certificate.

4. ELECTRICAL CODES

All wiring in the building must conform to the National Electrical Code as to size, see table 310-312 of the code.

No wiring of 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 kitchens, baths, basements and garages.

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

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

All wiring in apartments, duplexes, and condominiums must be encased in conduit. (flexible not permitted) effective June 20, 1991.

For 100 amp, 200 amp, 300 amp and 400 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.

SUPPLEMENTAL INFORMATION REGARDING AGRICULTURAL, COMMERCIAL AND RESIDENTIAL CONSTRUCTION

1. Minimum of 100 amp service required
2. # 3 T.H.W. copper minimum entrance cable for 100 amp service
3. 3-0 T.H.W. copper minimum entrance cable for 200 amp service
4. Entrance cable and neutral must be equal size and rating
5. Neutral must be identified and continuous from weather head through meter socket into panel box
6. Ground wire (# 6 for 100 amp, #4 for 200 amp) to ground rods must be encased in conduit

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

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

No water pipe grounds will be permitted

7. Panel boxes are not allowed in bedrooms, closets, bathrooms or hallways.
8. All panel boxes must have a single main disconnect.
9. All drops in the basement must be incased in conduit
10. All circuits must have 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.
11. Only two outlets per circuit around the kitchen counter. All major appliances (stove, refrigerator, microwave or dishwasher) must be on a dedicated circuit.
12. 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.
13. Throughout the rest of the house, you are allowed 8 boxes per circuit.
14. Madison County requires 4" loops on all wires entering and/ or leaving every box.
15. Full bathrooms must be on their own circuit.
16. Aluminum wire is not permitted from the weather head into the panel box.
17. All commercial lines must be in rigid conduit (flexible is not permitted)
18. All wiring in apartments, duplexes, and condominiums must be encased in conduit, flexible not permitted. (In some cases, depending on the type of construction and user classification of the building, the use of metal clad cable, 122 with ground, may be permitted in lieu of rigid conduit. Special approval must be granted by the building inspector prior to using this material).

19. You must also consult your local power company for their regulations.
20. If you have any further electrical questions, you may contact a county building inspector between 8:00 a.m. and 9:00 a.m., Monday through Friday.

5. ROOFING

All roofing must be nailed or stapled as recommended in the manufacturer's specifications.

Edging must be installed.

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

6. PRIVATE SEWAGE DISPOSAL SYSTEMS

Private sewage disposal systems are only permitted on lots with a minimum of 40,000 square feet per the Madison County zoning ordinance. In addition, Madison County has adopted an ordinance regulating the installation and operation of a private sewage disposal system. Please obtain a copy of the private sewage disposal information sheet for additional information.

7. 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.

8. SMOKE DETECTORS

A state law exists that requires smoke detectors be installed in all types of housing units. A copy of the law is attached listing the regulations. In addition, smoke detectors are now required in each bedroom, and one outside of every bedroom within 15' of the means of egress for residential dwellings. The detectors must be hard wired to a power source with a battery backup.

9. JACKPOSTS

In conformity to the International National Building Code, all jackposts will be solid, single piece construction.

10. DRYWALL

The following procedures shall be used for hanging drywall:

1. When using screws, at least five screws to a four-foot section must be used. A combination such as two nails and three screws are not acceptable.
2. When using nails, a minimum of eight nails to a foot by 9-foot section. There must be eight nails per stud. One on each edge and three sets of double nails in the field.

11. BASEMENT WINDOWS/EMERGENCY ESCAPE AND RESCUE OPENINGS

Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in such sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a still height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finish still height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2

1. **Minimum opening area.** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²). The exceptions are a grade floor opening shall have a minimum net clear opening of 5 square feet (0.465m²).
2. **Minimum opening height.** The minimum net clear opening height shall be 20 inches (508 mm).
3. **Minimum opening width.** The minimum net clear opening width shall be 20 inches (508mm).
4. **Operational constraints.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
5. **Window wells.** The minimum horizontal area of the window well shall be 9 square feet (0.84m²), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened. The exception is the ladder or steps required shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.
6. **Ladder and steps.** Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.5 and R311.6. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.
7. **Bulkhead enclosures.** Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by Section R310.1.1. Bulkhead enclosures shall also comply with Section R311.5.8.2.
8. **Bars, grills, covers, screens.** Bars, grills, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1. to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool or fore

greater than that which is required for normal operation of the escape and rescue opening.

12. DRAINAGE CULVERTS

If the building project requires a drainage culvert, you must contact the road commissioner for approval prior to construction.

13. 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 with no deck. This is required to receive the certificate of occupancy.

14. EROSION CONTROL

Madison County has adopted a stormwater and erosion control ordinance. All applicants of a building permit must demonstrate that the regulations for erosion control are met. More specification information may be found in attachment "G" of this document.

III. OTHER PERMITS

1. DEMOLITION PERMITS

A demolition permit is required for all structures demolished and/or removed from their present locations. A final inspection is required upon completion of the project and landfill receipts are mandatory for all wastes removed from the site for disposal purposes.

All demotions where asbestos is being removed from the property must notify the Illinois Environmental Protection Agency by submitting the notification of demolition and renovation form published by the IEPA. Residential demolitions are generally considered exempt from this requirement unless the proposed demolition will result in a reuse of the property for public purposes. For more information, contact the IEPA Asbestos Unit at 217-557-2478.

2. MANUFACTURED HOME/MODULAR HOMES PERMITS

Any manufactured home approved by the Zoning Board of Appeals/County Board, for temporary placement, may be either placed on a four inch concrete pad, on runners four inches thick by twenty-four inches wide or on piers, 24 inches square by 12 inches deep.

Manufactured home placements in a manufactured home park must have a concrete pad, four inches thick for at least the entire base of the manufactured home structure. The minimum size pad that will be accepted is 12 inches by 55 inches.

Skirting: Manufactured homes must have a skirting of a fire resistant material, which meets the manufactured home skirting specifications from the manufacturer. Sheet metal and corrugated tin is not permitted. If there is a question of whether the material is acceptable, then a sample must be brought into the office for review. There must be at least two inspection doors in the skirting.

The downs: Tie downs shall be at least one anchor at each corner of the pad and one at the center of the pad.

Modular homes: Modular home units must have a conventional type of footing and foundation, as required for a permanent residence. The minimum size footing is 8x16 and shall be poured concrete. The foundation walls shall be a minimum of eight inches and can be poured or concrete blocks. From ground level to the bottom of

the footing, it has to be a minimum of forty inches.

In order for a structure to be called a modular home, it must be approved by the state of Illinois—Department of Public Health. This state office has available a list of all approved modular homes.

Additional information regarding wiring: see article of the Madison County Zoning Ordinance.

For proposed private sewage disposal systems, a percolation test (which consists of three borings) should be performed on the site.

3. SWIMMING POOLS PERMITS

A building permit is required for swimming pools. In addition, specific code requirements and zoning regulations apply. Please see attachment “c” for further information.

IV. INSPECTION REQUIREMENTS

1. There are sequences of inspections that are required. The inspections are determined at the time of the building permit approval and are listed on the authorization sheet issued with the permit. The inspections are mandatory and must be requested in the proper sequence.

Dug Footing Inspection: Forms and required re-bar in place, no standing water or slop mud allowed.

Poured Footing: Level, dowel pins or keyway present.

Under Floor Plumbing Inspection: All under-floor sanitary lines, vent lines and the sump pump pit must be in place.

Foundation Wall Forms (Pre-Pour): No mud or standing water allowed on the footing, steel re-bar, window opening, beam pockets and brick ledge must be in place.

Foundation Wall Waterproofing: Drain tile, rock, and tarring must be in place before backfilling.

Rough-In Plumbing: (Inside the Structure): All potable water lines, waste lines, vent lines must be in place.

Rough-In Wiring: All wire stapled, including communication cable. All circuits marked with a breaker number and, all dedicated circuits must be labeled.

Rough Frame: (After plumbing and wiring rough-in). All framing must be in complete, including nailers.

Roof: Sheeting paper (felt underlayment), flashing and drip edge must be in place before shingling.

Drywall Inspection: (Before Mudding) (Both house and garage). Drywall must be nailed or screwed per the fastener schedule.

Electrical Panel/Meter Base Inspection: Meter must be at correct height, use a minimum of schedule 80 conduit, the neutral must be marked, and the ground wire must be marked and grounded. Panel neutrals and grounds must be separated in panel box and circuits must be plainly labeled.

Final Plumbing Inspection: All fixtures must be set, hooked up, and the water service must be turned on.

Final Electrical Inspection: All devices must be set and powered, panel box marked, GFCI properly wired, and all work must be completed.

Final Building Inspection: All construction must be done before the structure is occupied. All construction must be done, final plumbing and electrical must have passed. The final grading of the lot must be done and the address must be displayed on the structure.

Erosion control must be in place. If it is not in place when the inspector arrives on the jobsite, the requested inspection will not be done (a failed note will be recorded in the building permit records). Twenty-four (24) hours notice is required for all inspections.

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 Madison County States Attorneys Office for legal action.

2. All plumbing in residential and commercial/industrial construction must be inspected by the county plumbing inspector. The county plumbing inspector's office is located in the Madison County Administration Building 157 North Main Street Suite 254, Edwardsville, Illinois 62025. Telephone 618-692-7040 ext 4659.
3. Septic systems must be inspected prior to covering. In the case of an aerobic system, it must be left open until the inspection has been made and approved. At the time of this inspection, the installer or his authorized agent may be presented to meet with the inspector and sign the inspection sheet to indicate that both parties are in agreement as to the location and installation of the system.

4. POLICY FOR ELECTRICAL INSPECTIONS

All electrical that is inspected will be tagged by a building inspector, on the meter base this will let Illinois Power Company know that the service has passed inspection.

It shall be the customer's responsibility to notify Illinois Power Company of any new or changes in existing electrical services. When a customer secures a permit from this department, they will have to contact the power company, as well as the building inspector, to coordinate inspections.

The power company has indicated that all work request orders should be scheduled with them at the time of initial contact. One week prior to construction the scheduler support person from the power company will call the customer to verify that are ready for construction on scheduled date.

V. ZONING REQUIREMENTS

1. PERMITTED USES

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The county zoning ordinance restricts the use of property to only those uses permitted for the zoning district designated in an area. Please refer to the County Zoning Ordinance or contact the Planning and Development Department staff to determine if the proposed use conforms with the ordinance.

2. BUILDING SET BACKS

All proposed buildings must conform to setback requirements as designated in the County Zoning Ordinance.

3. ACCESSORY STRUCTURES

All accessory structures over 200 S.F. in size must obtain a building permit. All structures must conform to the general development regulations of the Zoning Ordinance. Please refer to attachment "B" for further information.



ATTACHMENTS TO BUILDING INFORMATION SHEET

ATTACHMENT "A" USEFUL TELEPHONE NUMBERS

ATTACHMENT "B" ADDITIONAL ZONING REGULATIONS

- ACCESSORY USES
- FLOOD PLAIN REGULATIONS
- MANUFACTURED HOME STANDARDS
- COMMERCIAL/INDUSTRIAL
- ADDITIONAL BUILDING AND ZONING REQUIREMENTS

ATTACHMENT "C" ADDITIONAL BUILDING REGULATIONS

- SMOKE DETECTORS
- SWIMMING POOLS
- ELECTRICAL BONDS

ATTACHMENT "D" FEE SCHEDULE

- NEW ENTRANCE PERMIT OFF OF COUNTY OR TOWNSHIP ROAD

ATTACHMENT "G" SOIL EROSION CONTROL PERMIT



ATTACHMENT "A"

USEFUL TELEPHONE NUMBERS

FEDERAL GOVERNMENT AND NATIONAL ORGANIZATION

National Fire Protection Association
#1 Batterymarch Park/ P O Box 9101
Quincy, Mass 02269-9101
Main Number 1-617/770-3000 EXT 7419
Publications 1-800-344-3555

National Flood Insurance
6730 (A-G) Santa Barbara Court
Baltimore, Maryland 21227-5623
Map Order Department Number:
1-800-358-9616
Madison County Community Number:
170436 Date of maps: April 15, 1982

Mr. David Schein
Federal Emergency Management
Agency-Region V
175 West Jackson 11th Floor
Chicago, Illinois 312/408-5500

International Building Code, Inc.
4051 West Flossmoor Road
Country Club Hills, Illinois 60477
708/799-2300

STATE GOVERNMENT AND STATE ORGANIZATIONS

Illinois Department of Public Health
#22 Kettle River Drive
Glen Carbon, Illinois 62034
618/656-6680

Department of Engineering and Sanitation
525 West Jefferson
Springfield, Illinois 62761
217/782-5830 Justin Dewitt

State of Illinois-Department of Transportation
Divisions of Highways/District #8
1102 Eastport Plaza Drive
Collinsville, Illinois 62234
ATTN: Norm Sampson
618/346-3100 EXT 3129

Illinois Department of Natural Resources
Office of Water Resources
3215 Executive Park Drive
Springfield, Illinois 62764
217/782-3862

Department of Financial & Professional Registration
320 West Washington
Springfield, Illinois 62701
1-800-560-6420 x5

COUNTY GOVERNMENT AND OTHER COUNTY ORGANIZATIONS

Assistant Enterprise Zone Administration
Madison County Community Development
130 Hillsboro Avenue
Edwardsville, IL 62025

Madison County Soil and Water Conservation
District
7205 Marine Road
Edwardsville, IL 62025
618/656-5166

Sewer Superintendent
Madison County Special Service Area
P O Box 8094 Mitchell Branch
Granite City, Illinois 62040
618/931-3400 OR 618/931-3401

Metro East Sanitary District
1801 Madison Avenue
Granite City, Illinois 62040
618/876-1806

Madison County Highway Department
7037 Marine Road
Edwardsville, IL 62025
618/296-4540

Village of Maryville
2520 North Center
Maryville, Illinois 62062
618/345-7027

Municipal Government and Other Local Organizations

Holiday Shores Sanitary District
97 Holiday Dam Road
Edwardsville, IL 62025
618/656-4933

City of Troy
116 East Market
Troy, Illinois 62294
618/667-9924

City of Edwardsville
118 Hillsboro Avenue
Edwardsville, Illinois 62025
618/692-7537

Village of Bethalto
213 North Prairie
Bethalto, Illinois 62010
618/377-8051

Village of Godfrey
6810 Godfrey Road
Godfrey, Illinois 62035
618/466-1206

Village of Pontoon Beach
Regency Drive
Pontoon Beach, Illinois 62040
618/931-6100, EXT. 18

City of Wood River-Water Department
501 West Ferguson
Wood River, Illinois 62095
618/251-3122

Rosewood Heights Sanitary District
613 East Airline Drive
Bethalto, IL 62010
618/259-1448

Mitchell Fire Protection District
Ed Lee, Fire Chief
213 East Chain of Rocks Road
Granite City, Illinois 62040
618/931-0161

City of Collinsville
125 South Center Street
Collinsville, Illinois 62234
618/346-5200

Village of Glen Carbon
Village Hall
Glen Carbon, Illinois 62034
618/288-1200

City of Alton
101 East 3rd Street
Alton, Illinois 62002
618/463-3532

City of Granite City
Building and Zoning Department
2060 Delmar
Granite City, Illinois 62040
618/452-6219

City of Highland
P O Box 218
Highland, Illinois 62249
618/654-8981

Village of Livingston
P O Box 388
Livingston, IL 62058
618/637-2100

Village of Alhambra
Mr. Ralph Buzick
618/488-2701

City of Madison
City Hall
217 Madison Ave
Madison, IL 62060
618/876-6268



ATTACHMENT "B"
ADDITIONAL ZONING REGULATIONS

- **ACCESSORY USES**
- **FLOOD PLAIN REGULATIONS**
- **COMMERCIAL/INDUSTRIAL ADDITIONAL BUILDING AND ZONING REQUIREMENTS**

EXCERPTS FROM THE MADISON COUNTY ZONING ORDINANCE

§ 93.051 ACCESSORY USES. (Part)

A. All Agricultural, Conservation, and Residential Districts.

1. Any attached accessory building or structure shall be considered as a part of the principal building.
2. The maximum height of any accessory building shall be as follows:
 - a. Twenty-five (25) feet for agricultural and conservation districts
 - b. Twenty (20) feet for residential districts.
3. An accessory structure shall be:
 - a. A minimum distance of five feet from the principal building.
 - b. In residential districts, a minimum distance of five feet from the side lot line and seven and one-half from the rear lot line. In Conservation and Agricultural Districts, a minimum of fifteen feet from side and rear lot lines.
 - c. Not in the required front yard, except on an Agricultural zoned tract of land two (2) acres or larger in size. In this case, an accessory building can be built in front of the home, or a new home may be located behind an existing accessory building. All accessory structures in "A" Agriculture Districts shall be fifty (50) feet from the front property line .
 - d. On a corner lot an accessory building shall not be located in the required front yard setback area, or side yard setback area adjoining the street, or in that portion of a side yard coterminous with or on horizontal plane with the front yard requirements of adjacent lots.

B. Manufacturing Districts and all Business Districts.

1. The maximum height of any accessory building shall be 25 feet.
2. An accessory structure shall meet the setback requirements required in the conditions of use sections of each zoning district in sections 93.020 through 93.039 and additionally, shall not be in a required front yard.
3. No accessory building may exceed the height of the principal building.

§ 93.038 "A" ZONE FLOOD PLAIN OVERLAY DISTRICT. (Part)

- A.** The flood hazard areas of the county are subjected to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare.

B. General Provisions.

1. **Existing zone districts.** All flood plains in the county are now designated as "A" Zone zoning districts and it is assumed those districts designations will remain unless changed by a zoning amendment. The regulations of this A Zone District apply in addition to existing zoning districts, and to future rezoning concerning any district located in a flood plain. This district is an overlay district and imposes additional requirements to developments proposed in a flood plain.

2. **Most restrictive.** The conditions and restrictions of the A Zone District shall apply to any special or permitted use by an existing zoning district.
3. **Conditions of use.** Conditions of use shall be those applicable to the existing district, those as apply to special uses, §§ 93.038, 93.168, and 93.170.
4. **Flood hazard boundary maps.** The flood hazard boundary map no. H-01-47 dated January 31, 1975, and amendments thereto, delineating A Zones as areas that are susceptible to the regulatory flood as prepared by the United States Department of Housing and Urban Development, Federal Insurance Administration is adopted for the purpose of this Zoning Code and filed as record in the office of the County Clerk.
5. **Permit required.** No person, firm or corporation shall commence any construction, substantial improvement, subdivision of land, placement of a manufacturing home or other developments in areas located in an A Zone without first obtaining a permit from the Zoning Administrator. The Administrator shall not issue a permit for any construction, substantial improvement of other development that does not comply with the provisions of this Zoning Code or that has been denied a permit required by federal or state law including Section 404 of the Federal Water Pollution Control Act of 1972, 33 U.S.C. 1334.
6. **Applications.**
 - a. Within areas designated as A Zones each application for development shall be accompanied by elevations, in relation to mean sea level, of the lowest habitable floor, including basement, and in the case of flood-proofed structures, the elevation to which it will be flood proofed.
 - b. The Administrator shall require certification from a registered professional engineer or architect that flood-proofing methods are adequate to withstand the flood depths pressures, velocities, impact, and uplift forces, and other factors associated with the regulatory flood.
 - c. The application shall also contain information or certification as reasonably may be required by the Administrator in order to determine eligibility for permits or to enforce the terms of this sub-chapter.
7. **Base-flood elevation.** This code's protection standard is the base flood according to the best data available to the State Water Survey's Flood plain Information Repository. Whenever a party disagrees with the best available data, he may finance the detailed engineering study needed to replace existing data with better data, and submit it to the State Water Survey.
 - a. The base flood elevation for SFHA's shall be as delineated on the 100-year flood profiles in the Flood Insurance Study and dated October 15, 1981.
 - b. The base flood elevation for each SFHA delineated as an AH Zone/ AO Zone shall be that elevation/depth delineated on the Flood Insurance Rate map of the county.
 - c. The base flood elevation for each of the remaining SFHA's delineated as an A Zone on the Flood Hazard Boundary Map/Flood Insurance Rate Map shall be the 100-year flood depth calculated to the formulas presented

C. New Construction and Substantial Improvement Standards.

1. All new construction and substantial improvements to structures located in an A Zone shall.
 - a. Be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement the structure;
 - b. Be constructed with materials and utility equipment resistant to flood damage;
 - c. Be constructed by methods and practices that minimize flood damage to other properties;

- d. Have all structural components below the regulatory flood elevation designed to be water tight with walls substantially impermeable to the passage of water and such structural components shall be designed to resist hydrostatic and hydrodynamic loads, and the effect of buoyancy.
2.
 - a. The first floor or basement of any structure including residences, to be erected, constructed, reconstructed, altered or moved within an A Zone District shall be constructed on fill with the finished surface of these floors at or above a point 2 feet above the regulatory flood elevation or flood profile shown on or attached to the flood plain district map for the particular area. The fill shall be at or above a point one foot above the regulatory flood elevation for the particular area and the fill shall extend at such elevation of at least 15 feet beyond the limits of any structure or building erected thereon. However, no use shall be constructed which will adversely affect the capacity of channels or flood ways of any tributary to the main stream, drainage ditch or any other drainage facility or system.
 - b. Where existing streets or utilities are at elevations which make compliance with division (C)(2)(a) herein, impracticable or in other special circumstances, the Board of Appeals may recommend other flood proofing or building elevation measures in accordance with § 93.170 (A)(5) in lieu of fill, provided the first floor of the building is at or above a point two feet above the regulatory flood level for the particular area. No permit under this section shall be issued where the ground adjoining a building or structure designed for human habitation is more than two feet below the regulatory flood elevation or subject to flood velocities greater than four feet per second for the regulatory flood.
3. Commercial structures within an A Zone District generally must be constructed on fill with no first floor or basement floors point two feet above the regulatory flood elevation. Accessory land uses, such as railroad tracks and yards, parking lots may be lower elevations. However, a permit for such facilities to be used by the general public shall not be granted, in the absence of a flood warning system, if the area is inundated to a depth greater than two feet or subject to flood velocities greater than four feet per second upon the occurrence of the regulatory flood.
4. Manufacturing and industrial buildings, structures, and appurtenant works within an A Zone District shall be flood-proofed in accordance with § 93.170 (A)(5) to two feet above the regulatory flood elevations. Measures shall be taken to minimize interference with normal plant operations especially for streams having protracted flood durations. Certain accessory land uses such as yards and parking lots may be lower elevations subject to requirements set out in § 93.169 (B).
5.
 - a. No development in the SFHA shall create a damaging or potentially damaging increase in flood heights or velocity.
 1. For development proposals located in an identified flood way or within a riverine SFHA where the floodway has not yet been identified, the following rule shall apply:
The building official shall review the development plans to discern if:
 - a. A new obstruction to flood-flows would be created.
 - b. The project will involve a channel crossing such as a bridge or pipeline.
 - c. The project will modify the shape of the channel.
 2. If any of these three situations will result from the project, the applicant shall be required to obtain a permit from the State Department of Natural pursuant to Ill. Rev. Stat, Ch. 19 & 70. The building official shall not issue a development permit unless the applicant has obtained either a § 70 permit or a waiver of a permit required from the Division of Water Resources.

3. For development proposals located in a flood fringe, AO Zone or AH Zone, identified as such on a SFHA map or in a lake-front flood plain, ponding area, area of sheet flow or other SFHA not subject to overbank flooding from an identified channel, the requirement of this division (C) (5) (a) shall not apply.
 - b. No development in the SFHA shall include locating or storage chemicals, explosives, buoyant materials, flammable liquid, pollutants or other hazardous or toxic materials below the FPE, unless such materials are stored in a storage tank or flood-proofed building constructed according to the requirements of division (G)(3) of this section
 - c. New and replacement sanitary sewer lines and on-site waste disposal systems may be permitted; providing all manholes or other above-ground openings located below the FPE are water tight.
6. No manufactured home may be placed on a new site located within an identified floodway.

D. Manufactured Home Standards.

1. All manufactured home parks and manufactured home subdivisions located in an A Zone District shall file evacuation plans indicating vehicular access and escape routes, including manufactured home hauler routes, with the appropriate disaster preparedness authorities.
2. All homes to be placed on a site located in an A Zone District shall:
 - a. Have the lowest floor elevated two feet above the regulatory flood elevation;
 - b. In the instance of elevation on piling, have all piling foundations placed in stable soil no more than ten feet apart, and reinforcement shall be provided for piers more than six feet above ground;
 - c. Have lots of large enough permit steps to the manufactured home, and have adequate surface drainage on all sides of the structure;
 - d. Be placed to prevent flotation, collapse or lateral movement of the structure due to flooding;
 - e. Be anchored according to the following specifications:
 1. Over-the-top ties shall be provided at each of the four corners of the manufactured home with two additional ties per side at intermediate locations and manufactured homes less than 50 feet long shall require one additional tie per side;
 2. Frame ties shall be provided at each corner of the manufactured home with five additional ties per side at intermediate points and manufactured homes less than 50 feet long shall require four additional ties per side;
 3. All components of the anchoring system shall be capable of carrying 4,800 pounds; and,
 4. Any additions to the manufactured home shall be similarly anchored.
 - f. On holding a public hearing by the Zoning Board of Appeals, and on the final action by the County Board of Madison County, a person who is granted a special use permit for the placement of a manufactured home within a flood hazard area shall be required to sign the following agreement for removal prior to making application for the building permit for the manufactured home this agreement shall be binding and will apply only to the manufactured homes in flood hazard areas. Stipulations will be added to the recommendation of the Zoning Board of Appeals to cover this removal and all requirements that need to be met.



ATTACHMENT "C"

ADDITIONAL BUILDING REGULATIONS

- **CARBON MONOXIDE DETECTORS**
- **SMOKE DETECTORS**
- **SWIMMING POOLS**
- **ELECTRICAL BOND**

Section 919.0 Single-And Multiple-Station Smoke Detectors/ Carbon Monoxide Detectors

919.1 General: Single-and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of this code and NFIPA 74 listed in Chapter 35.

919.3 Where required: Single-or- multiple-station smoke detectors shall be installed and maintained in full operating condition in the locations described in Sections 919.31 through 919.3.3.

919.3.1 Use Group R-1: Single- or multiple-station smoke detectors shall be installed and maintained in the following locations in Use Group R-1:

1. In all sleeping areas;
2. In every room in the path of the means of egress from the sleeping area to the door leading from the guestroom or suite; and
3. In each story within the guestroom or suite, including basements.

Exception: For suites or guestrooms with split levels and without an intervening door between the adjacent levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

919.3.2 Use Groups R-2 and R-3: Single-or multiple-station smoke detectors shall be installed and maintained in all occupancies in Use Groups R-2 and R-3 at the following locations:

1. In the immediate vicinity of bedrooms;
 2. In all bedrooms; and
- In each story within a dwelling unit, including basements.

Exceptions

1. In dwelling units with split levels and without an intervening door between the adjacent levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
2. In buildings equipped throughout with an

automatic sprinkler system installed in accordance with Section 906.2.1, 906.2.2 or 906.2.3, smoke detectors are not required in bedrooms where the bedrooms are equipped with residential sprinklers.

919.3.3 Use Group I-1: Single- or multiple-station smoke detectors shall be installed and maintained in all sleeping areas in occupancies in Use Group I-1.

Exception: Where the building is equipped throughout with an automatic detection system in accordance with Section 918.4.1.

919.4 Interconnection: Where more than one detector is re-quired to be installed within an individual dwelling unit in an occupancy in Use Group R-2 or R-3, or within an individual guestroom or suite in an occupancy in Use Group R-1, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all of the alarms in the individual unit.

919.5 Battery backup: In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

Exception; In buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 906.2.1, 906.2.2, or 906.2.3.

919.6 Acceptance testing: When the installation of the detectors is complete, each detector—and all interconnecting wiring for multiple-station detectors—shall be subject to a 100-percent acceptance test in accordance with NFIPA 74 listed in Chapter 35.

Carbon Monoxide Detectors

- Required within 15' of all sleeping rooms.
- Installed 15' of all gas appliances furnace, hot-water heater, etc.
- Minimum of 1 per each floor level

PROCEDURES AND REQUIREMENTS FOR SWIMMING POOLS

A building permit is required for the installation of all swimming pools. Information must be provided detailing the type of pool, the method of installation, the location of the pool on the lot, and other information relating to meeting safety requirements. Below are some of the requirements for a swimming pool permit:

1. Any swimming pool (above or in ground) that can maintain over two feet of water is required to have a building permit for installation.
2. The cost of the building permit is \$100.00. The fee includes the electrical inspection fee and the certificate of compliance that is issued after a final inspection.
3. The required inspections include the following:
 - A. Electrical Inspection
 - B. Final inspection (installation, fencing and safety devices)
4. TEMPORARY SWIMMING POOL PERMITS
 - A. Any swimming pool (above or in ground) that can maintain over two feet of water is required to Have a building permit for installation.
 - B. The cost of the building permit is \$50.00. The fee includes the electrical inspection fee and the Certificate of compliance that is issued after a final inspection.
5. SAFETY REQUIREMENTS:
 - A. All pools must have an obstacle of at least four feet in height around the pool. This requirement may be met by a fence completely surrounding the pool or by another approved obstacle.
 - B. When a fence is used to enclose a swimming pool, it may be a solid board type and erected in such a manner to screen the pool. Plans for a fence must be submitted to the building department upon application for the building permit for the swimming pool and must be approved by the administrator prior to the building and/ or erection of the fence.
 - C. A fence around a swimming pool shall not exceed six feet in height for any portion there of. On corner lots, no fence over two feet in height may be erected within thirty feet of the corner.

SET BACK REQUIREMENTS

A public or private swimming pool shall not be located in any required front yard, nor less than ten feet to a side lot line adjacent to a street

6. At least one means of egress shall be provided from private pools.
7. Electrical Requirements:
 - A. Receptacles on the property shall be located at least ten feet from the inside walls of the pool
Exception: Receptacles that provide power for water pump motors for a permanently installed pool, as permitted in section 680.7 of the national electrical code (NEC) shall be permitted between five and ten feet from inside walls of the pool, but must be protected by a ground fault circuit interrupter.
 - B. All other receptacles located within twenty feet of the inside of the pool shall also be protected

by a ground fault circuit interrupter (section 680.6-C of the NEC)

- C. Switching devices on the property shall be located at least five feet from the inside walls of pools unless separated from the pool by a solid fence, wall or other permanent barrier.
- D. The following parts of pool shall not be placed under existing service drop conductors or any other open overhead wiring, nor shall such wiring be installed above the following: (1) Pools and the area extending ten feet horizontally from inside of walls of the pool (2) Diving structures (3) Observation stands, towers or platforms (NEC under section 680-8, overhead conductor clearances).
- E. Underground wiring shall not be permitted under the pool or under the area extending five feet horizontally from the inside wall of the pool. Exception: Wiring to the pump. (Section 680.10)

APPENDIX D

SWIMMING POOLS, SPAS AND HOT TUBS

SECTION D102 DEFINITIONS

For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2.

ABOVEGROUND/ON-GROUND POOL. See "Swimming pool."

BARRIER. A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

HOT TUB. See "Swimming pool."

IN-GROUND POOL. See "Swimming pool."

RESIDENTIAL. That which is situated on the premises of a detached one- or two-family dwelling or a one-family townhouse not more than three stories in height.

SPA, NONPORTABLE. See "Swimming pool."

SWIMMING POOL. Any structure intended for swimming or recreational bathing that contains water over 24 inches (610 mm) deep. This includes in-ground, aboveground and on-ground swimming pools, hot tubs and spas.

SWIMMING POOL, INDOOR. A swimming pool which is totally contained within a structure and surrounded on all four sides by walls of said structure.

SWIMMING POOL, OUTDOOR. Any swimming pool which is not an indoor pool.

SECTION D103 SWIMMING POOLS

D103.1 In-ground pools. In-ground pools shall be designed and constructed in conformance with NSPI-5 as listed in Section D107.

SECTION D105 BARRIER REQUIREMENTS

D105.1 Application. The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

D105.2 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, hot

tub or spa shall be provided with a barrier which shall comply with the following:

The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51

1. the barrier shall be 4 inches (102 mm) sphere.
2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1 ¾ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 ¾ inches (44 mm) in width.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 ¾ inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a 1 ¼-inch (32 mm) square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings

mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of

- to not more than 1 ¾ inches (44 mm).
7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1 ¾ inches (44 mm).
8. Access gates shall comply with the requirements of Section D105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and

The gate and barrier shall have no opening greater than ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

Where a wall of a dwelling serves as part of the barrier one of the following conditions shall be met:

9. Where a wall of a dwelling serves as part of the barrier one of the following conditions shall be met.

The pool shall be equipped with a powered safety cover in compliance with ASTM ES 13-89; or

All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen, if present are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately

with a manual means, such as touchpad or switch, to temporarily deactivate the alarm for a single opening. Such as deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold for the door; or

Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.

10. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:

The ladder or steps shall be capable of being secured, locked or removed to prevent access or

The ladder or steps shall be surrounded by a barrier which meets the requirements of Section D105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

D 105.3 Indoor swimming pool. All walls surrounding an indoor swimming pool shall comply with Section D105.2, Item 9.

D 105.4 Prohibited locations. Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

D 105.5 Barrier exceptions. A portable spa with a safety cover which complies with ASTM ES 13, as listed in Section D107, shall

after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped

be exempt from the provisions of this appendix. Swimming pools, hot tubs and nonportable spas with safety covers shall not be exempt from the provisions of this appendix. Swimming pools, hot tubs and nonportable spas with safety covers shall not be exempt from the provisions of this appendix.

Section D106 ABBREVIATIONS

ANSI— American National Standards Institute
11 West 42nd Street, New York, NY 10036

ASTM—American Society for Testing and Materials
1916 Race Street, Philadelphia, PA 19103

NSPI-- National Spa and Pool Institute
2111 Eisenhower Avenue,
Alexandria, VA 22314

SECTION D106 ABBREVIATIONS

ANI/NSPI
ANSI/
NSPI-3-1992 Standard for Permanently Installed Residential Spas.D104.1

ANSI/
NSPI-4-1992 Standard for Aboveground/ On ground Residential Swimming Pools. D103.2

ANSI/
NSPI-6-1992 Standard for

Residential Portable Spas
D104.2

Swimming Pools, Spas and Hot
Tubs.....D,105.2, D 105.5

ASTM
ASTM/ ES 13-89 Emergency Standard
Performance specification for Safety Covers
and labeling Requirements for All covers for

NSPI
NSPI-5-1987 Standards for Residential
Swimming Pools. D103.1



ATTACHMENT "D"

- **BUILDING PERMIT FEE SCHEDULE**
- **SUBDIVISION AND ZONING FEE SCHEDULE**

**MADISON COUNTY BUILDING AND ZONING DEPARTMENT
BUILDING PERMIT FEE SCHEDULE**

**A. Permit for New Construction,
Additions and Attached Garages:**

Single Family Residential New Construction	\$.15 Per S.F.
Single Family Residential Additions and Attached Garages	\$100.00 Plus \$.15 Per S.F. Over 900 S.F.

B. Multiple Family

\$.15 Per S.F.

Repair and Alterations
Residential and Multiple Family

\$60.00 Plus
\$6.00 Per \$1,000.00
Over the estimated cost
\$5,000.00

C. Commercial/Industrial

\$390.00 Plus
\$.15 S.F.
3,000 to 100,000 S.F.
Plus \$.08 S.F.
Over 100,000 S.F.

Repair and Alterations
Commercial/Industrial

\$240.00 Plus
\$7.00 Per \$1,000.00
of estimated cost
\$20,000

D. Plumbing Inspection Fees

New Construction	\$60.00
Repair/Alter or in a Room Addition	\$40.00
Intergovernmental Inspection Service Fee (this will service other communities without a Plumbing Inspector)	TBD

E. Electrical Inspection Fees

New Construction	\$50.00
Change of Service or Addition/Repair	\$50.00

F. Sewage Disposal System Fees

Conventional Septic System With Lateral Lines	\$200.00
Sandfilter System, and Aeration Systems	\$200 + \$50 Lab Fee = \$250

Septic Repair where digging is necessary to replace buried component such as line section collapsed pipe. \$50.00

Septic Tank or Grinder Pump Install Community System \$200.00

G. Septic or Pumper Installer License	\$75.00
Septic Home Loan Inspection Fee	\$50.00
H. Certificate of Occupancy	\$30.00
I. Demolition Permit Fee	\$90.00
J. Manufactured Home as Granted by a Special Use Permit	\$.15 S.F.
K. Swimming Pools (Includes Electrical Inspection and Certificate of Occupancy and a site inspection)	\$100.00
Temporary Swimming Pool (Seasonal Only) (site insp)	\$50
L. Relocation of House (Plus the Necessary Residential Fees)	\$150.00
M. Radio Towers, Bleachers, Miscellaneous Structures- Where the Square Feet Calculation is Not Applicable	\$60.00 \$40.00 Per \$1,000.00 of estimated cost Over \$5,000.00
N. Signs/ Billboards Permit	\$50.00 Plus \$.40 S.F. Over 25 S.F.
O. Manufactured Home Courts/Parks Permit Including Water, PAD, Sewers, Electrical & Incidentals	\$60.00
P. Costs for Additional Inspections (re-inspections)	\$40.00
Q. Decks and Accessory Building Permits (Including Non-Residential)	\$.15 per S.F.
R. Reprocessing Fee for building plan changes after the permit has been issued.	

Fee is the difference between the original fee and the recalculated fee with a Minimum reprocessing fee of \$100.

THERE SHALL BE NO REFUNDS FOR BUILDING PERMITS

S. Common Line Permit for the installation of a common discharge line to be shared by aeration private sewage disposal systems.	\$60.00
T. Roofing Permit	\$90.00
U. Reinspection Fee	\$30.00
Subdivision Plat Review Fees	
Preliminary Plat Review	\$300 plus \$30 a lot
Final Plat Review	\$300 plus \$30 a lot
Private Sewage Plat Review	\$3 per lot with a minimum fee of \$50
Variance	\$75.00
Improvement Plans Review	\$250 plus \$25 a lot
Establishing a Special Service Area	\$1,000.00
Waste Hauler License	\$60.00
Storm Water Review Fee	\$500 (external review cost)
HVAC Mechanical Permit	to establish in new ordinance
LAB Fees	10% Increase 1/2 INFLATION RATE (19.99)
Liquor/ Alcohol permits	Hold for Ordinance Revision
Fireworks	\$25.00
Zoning Fees (primarily covers publication costs-time)	
Agricultural	\$300
Residential District plus \$5 an acre	\$325
Business District plus \$40 an acre	\$325
Manufacturing District plus \$40 an acre	\$325
Special Use Permit	\$300
Special Use Permit for Manufactured Homes	\$300
Bulk/Area Variation	\$300
Sanitary Landfill or Solid Waste Disposal Site or Surface or Shaft Mining plus \$40 per acre	\$750
Mobile Home Parks/Courts plus \$40 per acre (Includes Over-Night Campgrounds and Modular Parks)	\$750
Minor Bulk/Area Variation	\$100

New Subdivisions Standard Conditions

- A marked area on the lot has been set aside for the installation of a subsurface seepage field and curtain drains etc. *There will be no fill or excavation allowed in this area.*
- Mandatory service contracts shall be required for all mechanical private sewage treatment systems.
- Walkout basement excavations may lower the seepage field location to an extent that the developer may want to exclude this type of structure, particularly when area reserved for private sewage systems may be impacted or in areas where excavation for walkout basements would exclude curtain drain placement or common collector lines for required curtain drains.
- Curtain drain collector line maintenance will be the responsibility of the connected users. Any lot owner who has a collector line installed in an easement through their lot shall allow users of the collector to maintain the line.
- Any necessary NPDES permits will be the responsibility of the developer and/or operator.
- All collector lines shall be on recorded easements.
- Common collector lines for curtain drains will be installed by developer and engineering consultant will submit a letter to Madison County, prior to the issuance of any building permits, approving proper installation of common curtain drain collector lines.
- Developer will disclose to all lot purchasers of the potential of drainage from common collector line discharges or curtain drain collector lines that encroach on their respective properties.
- Any changes in the above must have prior approval by Madison County Planning and Development Department.
- Areas reserved for subsurface seepage fields and /or curtain drains must be clearly marked as no dig and no fill areas prior to the commencement of any grading.