

ARTICLE 100
MINIMUM BUILDING REQUIREMENTS

101. Follow the International Building Code 2000, International Residential Code 2000, International Fire Code 2000, International Mechanical Code 2000, International Property and Maintenance Code 2000, International Energy Conservation Code 2000, International Fuel Gas Code 2000, NFPA Standards most current editions and the following amendments.
102. Minimum dwelling size 1000 sq. ft.
103. All interior wall and ceiling surfaces shall be covered with a minimum of one-half (½) inch gypsum wallboard or approved equal. No backup is required for one (1) inch nominal solid paneling.
104. Special Conditions and Tests: When special conditions exist or arise during construction which necessitate additional precautions, the Building Official may require work and testing in excess of these requirements at the expense of the owner.
105. Site Preparation: No excavation, stripping of organic material or removal of vegetable matter shall be done before drawings with elevations are submitted and approved by the Building, Zoning and Engineering Department.
106. Dumpster and porta-john shall be placed on the job site prior to framing to insure public safety, health and welfare. If a builder has multiple job sites within a subdivision, porta-john spacing of one unit/500 lineal feet of roadway is permitted. Builders sharing porta-john facilities shall provide the County with a "letter of agreement to share such" for approval by Will County.
107. When a kneewall is supporting two (2) stories and a roof the kneewall shall be constructed with a minimum of 2 x 6 studs.
108. Construction documents (plans) must be on site for all inspections.(exceptions: underground plumbing, electrical service, backfill, insulation, firebox, EIFS, masonry stucco, masonry flashing, tie downs, pools, reroofs and siding inspections).
109. In all buildings where two or more uses are proposed and the uses are unknown or may change, a minimum two (2) hour fire barrier shall be provided between each use. When overhead doors are to be installed and allow possible vehicle storage, floor drains are to be installed as per the Illinois State Plumbing Code current addition.
110. Fire stopping compounds shall have a flame spread rating no greater than 50 and comply with ASTM E-84. Approved fireplace caulk, noncombustible mineral wool or rock wool is acceptable but in no case shall fiberglass insulation or drywall compound be used as a fire or draft stop.
111. Gutters and down spouts must be provided on all buildings. Install gutters and down spouts unless the building official specifically permits omission. All exterior doors shall be protected from roof runoff by a continuous gutter and downspout or as approved by the Building Official.
112. All spaces between a chimney and floors or ceilings through which the chimney passes must be fire stopped with noncombustible material and installed as per building official.
113. A mansard roof must be fire stopped at the corners to prevent fire from engulfing the perimeter of the building sheathing, plus access inspection panels shall be provided.
114. All manufactured fireplace-box shaft-walls shall be covered with 5/8" x drywall and fire taped.
115. Effective erosion control practices shall be followed during all earth moving, storage and placement operations so as to prevent sediments from leaving the site and as required by the Building Official. In addition, the construction process shall be so organized and conducted so as to prevent equipment from dragging or carrying mud or dirt onto public streets. Where this may accidentally occur, the builder or his responsible agent shall immediately clean the road surface. Silt fence when required, shall be maintained until final site work is installed.
116. Address: Each structure to which a street number has been assigned shall have a permanent number displayed directly on the structure in a position easily observed and readable from the public right-of-way. The minimum size of the numerals shall be 6" by ½". Block numerals only, not script.

117. In no case shall drywall or gypsum board be allowed to be installed beneath exterior finished material. Exception: Where a fire rated wall or barrier is required or manufactures specifications specifically allow the product.