



BUILDING DEPARTMENT

Village of Norridge • 4000 N. Olcott Ave. • Norridge, IL 60706 • P 708.453.0311 • F 708.453.1971 • building@villageofnorridge.com

Date: _____

Name

"Mailing Address"

"City, State, Zip"

Re: "Address of Project" Plan Review Comments

The Village of Norridge has reviewed the plans/documents submitted to ensure compliance with the codes and ordinances the Village has adopted.

Based on the information submitted the following deficiencies were noted. Please review the attached information and make revisions to the blueprints. When resubmitting please bring 3 sets of approved prints for final review.

If during the project the plans are changed you must notify the Village of the change.

Building Code Corrections

Administration:

- P___ F___ The type of project is identified on the front of the blueprints.
- P___ F___ The address of the property is listed on the blueprints.
- P___ F___ The design firm and architect are identified on the prints. (IRC-R106.1)
- P___ F___ The architect has stamped and signed the blueprints with his/her signature. (IRC-R106.1)
- P___ F___ The building codes used for design and construction have been identified on the cover page of the blueprints.
- P___ F___ The blueprints contain an index of drawings.
- P___ F___ The Advisory Review corrections have been met per the Advisory Board comments.
- P___ F___ Add a note on the prints stating "A copy of approved plans shall be kept on the site of the building or work at the time of inspection."(IRC-R106.6)
- P___ F___ Add a note on the prints stating "These drawings comply with all Village of Norridge Codes and Ordinances".
- P___ F___ Is the project a new single family home?
- P___ F___ Is this project a second floor addition with a first floor remodel?
- P___ F___ Is this project a second floor addition with a basement remodel?
- P___ F___ Is this project a first floor addition?
- P___ F___ Is a new garage being constructed for this project? And is it attached or detached (circle)?
Brick or Frame (circle)

Zoning Information:

- P___ F___ The square footage of the building and each floor is listed on the blueprints.
- P___ F___ The green space calculations have been provided. (Only 150 sqft. of pavers count as green space)
- P___ F___ The building height is listed on the blueprints (elevation) and is correct.
- P___ F___ A plat of survey has been included with the drawings showing the current location of buildings, set-backs, walks, easements, and any man-made improvements.
- P___ F___ A site plan has been submitted showing any new structures, all property lines, set-backs, porches, decks, walks, driveways, fences, and easements.
- P___ F___ Is a permanent fence being installed?
- P___ F___ Are the sidewalks and drives being replaced? Is it pavers or concrete? (circle)
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Building Planning:

- P___ F___ The site address has been identified on the front of the building. If the building has a detached garage fronting on an alley this also has the address identified. (IRC-321.1/321.12)
- P___ F___ Does the rear yard have the proper drainage system connected to the Village Storm Sewer with a catch basin. (IRC-R325)
- P___ F___ Construction drawings have been provided for deck detail.
- P___ F___ The basement has proper egress windows for exiting in case of an emergency. (IRC-R310.1)
- P___ F___ Add a note to the print stating "Windows meet the egress requirement"
- P___ F___ Do the drawings contain a light and ventilation schedule. (IRC-R303)
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Foundations:

- P___ F___ A foundation plan has been submitted indicating the size, thickness, materials, strengths, and reinforcing for the project.
- P___ F___ Do the drawings show the concrete encased electrode ground (ufer ground) in the footing? (IRC-E3508.1.2)
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Floors:

- P___ F___ Floor plan drawings have been submitted including room sizes, finishes, overall dimensions, heights, and location of all structural elements and openings.
- P___ F___ The decks and floor system are securely bolted to the primary structure.
- P___ F___ All concrete flatwork including sidewalks, garages, driveways, crawl spaces, and walkways must be a minimum of 5" thick formed with 2X6's. All driveways and basements shall have wire mesh or fiber mesh. (IRC-R506.1)
- P___ F___ If the garage is attached to the residence a gas curb has been installed.
- P___ F___ If web trusses or "T" joists are being used the underside need to have either a sprinkler system or be drywall. (IRC-R501.3)
- P___ F___ Do the trusses meet the proper draft stopping requirements?
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Roofs:

- P___ F___ Roof Framing plans have been submitted showing all structural members, their sized, methods of attachment, and drainage system for the roof.
- P___ F___ Floor framing plans have been submitted showing all structural members, their sized, and methods of attachment.
- P___ F___ All exterior elevations are submitted with appropriate dimensions and sizes.
- P___ F___ Building Sections and Wall Sections have been submitted.
- P___ F___ The gutters on the primary building must be installed so that the discharge elbow shall not face the neighbor's property. (IRC-R801.4)
- P___ F___ The gutters on the garage must be installed so that the discharge elbow shall not face the neighbor's property. (IRC-R801.4)
- P___ F___ Proper Ice Protection is shown on the roof framing plan. (IRC-R905.2.7.1)
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Wall Coverings:

- P___ F___ Does the garage have the proper drywall separation from the residence and the attic? (IRC-R309.2)
- P___ F___ The proper wall covering thickness listed on the prints. (IRC-R702)
- P___ F___ The proper "R" values for insulation list on the prints.
- P___ F___ Do the walls meet the proper fire stop requirements?

Chimney and Fireplaces:

P___ F___ The drawings show details for masonry-built chimney. (IRC-M1800)

Means of Egress:

P___ F___ The stairways meet the proper width requirement. (IRC-R311.5.1)

P___ F___ The stairways meet the proper headroom clearance. (IRC-311.5.2)

P___ F___ The guards meet the proper opening limitations. (IRC-312.2)

P___ F___ The stairs have the proper underside protection. (IRC-311.2.2)

P___ F___ The front and rear stairways have the correct handrails.

P___ F___ The landings meet the proper size requirements.

Mechanical (IRC-1300):

P___ F___ Drawings have been submitted showing HVAC detail including duct sizes and vent locations.

P___ F___ Drawings have been submitted showing the location of the HVAC equipment inside the building.

P___ F___ Air conditioning compressors shall not be installed in a front yard, side yard and outside the side setbacks extended into the rear yard. (IRC-R326)

P___ F___ The exhaust from the HVAC cannot vent towards the sides of the property, they must vent towards the front, rear, or through the roof.

Plumbing Code Corrections

P___ F___ Plumbing drawings have been submitted.

P___ F___ The prints show the proper water service size.

P___ F___ The prints include a plumbing riser diagram.

- P___ F___ The prints show a new sanitary sewer being installed.
- P___ F___ Add a note to the prints stating “No saddle connections are allowed only sleeve taps shall be used. (IPC-890.1150)
- P___ F___ Do the prints show the proper cold water pipe size from the meter to the 1st major branch?
- P___ F___ Do the prints show the proper underground pipe sizing?
- P___ F___ Do the prints show a lawn sprinkler system?
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Electrical Code Corrections

- P___ F___ The uferground will be grounded back to the electrical service.
- P___ F___ All dedicated circuits shall be wired to a single receptacle outlet i.e. microwave, sump or ejector pump. (IRC-E3602.14)
- P___ F___ Smoke detectors are required in every bedroom, on each level, and within 15 feet of all furnaces and gas fired appliances.
- P___ F___ C.O. detectors are required within 15 feet of bedrooms, furnaces, and near all gas fired appliances.
- P___ F___ Add smoke detectors where indicated.
- P___ F___ Add waterproof GFCI receptacle near the a/c unit.
- P___ F___ “ARC-Fault “ protection is required on all bedroom outlets, all lights, and smoke detectors.
- P___ F___ Separate 20 amp. G.F.C.I. outlet circuits are required for each bathroom.
- P___ F___ Bubble or “in-use” covers are required for all outside G.F.C.I. receptacles.
- P___ F___ Basement Receptacles need to be 18” A.F.F.
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Signature of Electrical Inspector

Date

Signature of Plumbing Inspector

Date

Signature of Building Inspector

Date