

City of Harvard

New construction of one and two family homes

The following is information to be used for the planning prior to the issuance of a building permit.

Building codes:

1. 2012 IRC including supplements.
2. 2011 NEC including supplements.
3. Latest Illinois Plumbing Code including supplements.
4. 2012 IRC Energy code including supplements.
5. 2012 IMC
6. 2012 IECC

Two complete sets of plans shall be submitted for review to include:

1. Site plan
2. Grading plan
3. Footing and foundation
4. First floor
5. Second floor
6. Floor framing
7. Roof framing
8. Quarter and half sections indicating details not shown on plans
9. Floor and roof truss specifications
10. Window and door schedule
11. Front, rear and side elevations
12. Light and ventilation schedule

Foundation and basement

1. Footing sizes
2. Footing for columns: size and placement
3. Size of basement foundation
4. Basement windows location
5. Footing drains and sump
6. Girder beam
7. Size and type of column for girder beam
8. Sill size and anchor bolt sequence

Stairways:

1. Maximum riser height: 7 3/4 inches
2. Minimum tread depth: 10 inches, nose to nose
3. Clearance for headroom: 6 feet - 8 inches
4. Height and spacing of handrails and guardrails
5. Stair detail required

Framing:

1. Floor joist and decking - size, grade, species, spacing
2. Floor truss - engineers specifications
3. Interior wall covering - type
4. Exterior sheathing and wall covering
5. Wall bracing
6. Fire stopping including soffits, stairs etc.
7. Exits and landings

Roof:

1. Rafters - size, species, grade, spacing
2. Truss - stamped/sealed certificates
3. Shingles - weight and type
4. Pitch
5. Sheeting - type
6. Ceiling joists - size, species, grade, spacing
7. Attic ventilation schedule

Insulation:

1. R-values of ceiling and exterior walls

Fireplace:

1. Factory built-size, type and placement
2. Masonry-size, type and placement
3. Chimney-size, type, model, height above roof

Electric:

1. Location of light fixtures
2. Location of receptacles
3. G.F.I locations
4. Electric service size and location
5. Location of smoke detectors

Energy Efficiency

1. Pursuant to the provision of the 2012 IECC

Call for an Inspection 24 hours before:

- 1) Footings are poured.
- 2) Foundation is backfilled.
- 3) Concrete slabs are poured, i.e. basements, sidewalks, garages, etc.
- 4) Interior and exterior walls are insulated and drywalled. All mechanical, electrical and plumbing runs must be complete.
- 5) After insulation installation, before drywall.
- 6) After water and sewer connections are made, before backfilling
- 7) Final inspection made prior to occupancy.

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