



Building Department
98 E. Third St.
Manteno, IL. 60950
Phone 815-929-4803
Fax 815-468-8240

NEW CONSTRUCTION

BUILDING PERMIT

A building permit is required **before** construction begins.

CONTRACTOR LICENSING

All contractors who work in the Village must be licensed.

The Village of Manteno has adopted these Codes:

- 2024 International Building Code and appendices C, F, G and I.
- 2024 International Residential Code and appendix B and F.
- 2024 International Mechanical Code.
- 2024 International Fire Code and appendices, except appendix A.
- 2024 International Property Maintenance Code and appendix A.
- Illinois Plumbing Code (latest edition).
- 2023 National Electrical Code, as amended.
- 2024 International Fuel Gas Code and appendices, except appendix D.
- Illinois Energy Conservation Code (latest edition).
- The Illinois Accessibility Code, as amended.
- 2024 International Performance Code.
- 2025 International Swimming Pool and Spa Code.
- 2025 International Existing Building Code and appendices, except appendix D.

Village Code Title 8 “Building Regulations” defines additional adopted insertions, deletions, additions and changes to these codes. These items are outlined in the following pages in this handout. For a complete listing of specific adopted ordinance language, go to our website www.villageofmanteno.com.

- All contractors **MUST** be licensed with the Village of Manteno **PRIOR** to beginning work on the site. Violations of this ordinance will result in a fine.
- A fee of \$75.00 will be assessed for each re-inspection.
- Missed inspections will result in fines and/or necessary removal of materials to allow required inspections.

If you have any questions during your construction process, please call Yvette or Chris at 815-929-4803.

Revised 5/25

This form must be submitted to the building department prior to issuance of the building permit.

I have received the following informational handouts, which are to be used as guidelines during the construction process:

1. Current Residential New Construction Information
2. Foundation Surveyor Certification
3. Final Grade / Elevation Surveyor Certification
4. Final Grade / Elevation Homeowner's Certification
5. Sanitary Service Connection
6. Sump Pump & Footing Tile Connection

I agree to follow all applicable codes, insertions, deletions, additions and changes adopted by the Village of Manteno during the construction process:

Contractor Company Name: _____

Building Site Address: _____

Your Homeowners Name: _____

Homeowners Current Address: _____

City/State/Zip: _____ Phone: _____

Construction Company Representative – PRINT

Construction Company Representative – SIGNATURE

Date

Adopted Electrical Code Amendments:

The following insertions, deletions and additions or changes shall be made to the 2006 IRC and the 2011 NEC electrical codes:

1. The use of aluminum conductor wire is prohibited for all new installations.
2. All branch circuits shall have a minimum gauge of #12, 20 amp for all new construction and renovation projects, both commercial and residential.
3. All refrigerators, deep freezers & microwaves shall be on individual branch circuits.
4. Metal conduit shall be used on all new & renovated electrical services, from the point of attachment from the Com Ed wires, to the main distribution point. All new exposed wiring shall be in metal conduit.
5. All wiring for commercial, industrial, office, public purpose building or residential multi-family buildings With greater than four (4) units shall be installed in heavy wall conduit, thin wall conduit or approved metal raceways.
6. All unfinished garages & basements shall be wired in EMT or rigid metal conduit.
7. Romex shall be permitted as the means of wiring for all residential construction of four (4) units or less.
8. Romex is not to be exposed wiring under any conditions, except two feet (2') will be permitted in a vertical run from the main distribution panel to the ceiling if the distribution panel is in a basement.
9. Non-metallic yokes shall not be used in general wiring.
10. All fire alarm boxes shall be identified in red at the time of rough inspection.
11. All potential areas for ceiling fans shall have approved ceiling fan boxes installed at time of rough inspection.
12. All flexible conduits shall be supplied with a ground wire regardless of length.
13. All electrical fixtures in a ceiling grid shall be supported by grid ceiling wires to the main structure: one (1) for small fixtures; and two (2) for any item two feet (2') or greater. Exception: Fixtures attached to suspended ceiling framing members may be secured with screws, bolts, rivets, or listed clips identified for application.
14. All electrical outlets must be visible at time of inspection.
15. All 15A or 20A, 120V branch circuits in dwelling units supplying outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas must be protected by a listed AFCI device of the combination type.
16. Tamper-resistant receptacles shall be installed in all areas EXCEPT locations 5-1/2' above the floor; part of a luminaire or appliance; or a single or duplex receptacle for an appliance not easily moved.
17. Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an Operating condition within fifteen feet (15') of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices.
18. **All receptacles** shall be self-grounded or be installed with bonding jumpers.

Adopted Building Code Amendments:

The following insertions, deletions and additions or changes shall be made to the 2006 International Residential Codes:

- 1. Portable Restrooms:** One portable restroom facility shall be provided. These restrooms shall be cleaned and serviced as required to maintain them in proper working order and sanitary condition.
- 2. Construction Debris:** No construction debris shall be stored or in any way allowed to remain at any location within the subdivision. Every construction site may be required to have a garbage dumpster sufficient in size to handle on site debris. Every dumpster shall be sufficiently covered to prevent debris from blowing out and to prevent any unauthorized person from rummaging or contributing to the contents. Debris shall be cleaned from the site daily. The moving of debris from one lot to another will not be permitted. Dumping on any nearby property will result in a fine.
- 3. Rebar:** All footings must contain two (2) continuous horizontal rows of a minimum no. 4 rebar. All footings will be required to have a keyway placed in the center of the footing measuring a minimum of two inches (2") wide by one inch (1") deep.
All poured foundation walls shall have a minimum of two (2) continuous no. 4 horizontal reinforcing bars. One shall be placed at forty-eight inches (48") on center and one shall be placed within twelve inches (12") of the top of the wall story.
All required rebar shall be in place and supported by an approved system prior to the placement of concrete.
- 4. Foundations / Brick Ledges:** Foundations which are intended to be used for a brick ledge must be stepped down a minimum of four inches (4") to support the brick.
- 5. Backfill:** All exterior areas of a home which will eventually have flat work in place not supported by a foundation must be backfilled with a non-compactable stone.
 - a) Over digs within the foundation area of the garage and front stoops must be backfilled with a non-compactable stone or a properly compacted stone or an alternative approved by the building director. All requests for alternatives must be made in writing.
 - b) Crushed lime may be used as an approved base for areas contained within foundation walls.
- 6. Site Survey Required:** Upon completion of said foundation and **PRIOR** to approval to proceed to framing, a professional site survey, prepared by a registered professional engineer or land surveyor, must be submitted to the Village. The survey submitted must include accurate locations and depictions of all easements, the placement of the foundation, elevation of the foundation constructed, and proposed garage floor elevations.
- 7. Maximum Size of Garages:** The maximum size of garages, whether attached, detached, or both, shall not exceed eight hundred sixty (860) square feet or (48%) of the total square footage of livable floor area, whichever is greater.
- 8. Garage Doors:** Garage overhead doors shall not exceed eight feet (8') in height. The maximum amount of a primary structure's front façade devoted to garage overhead doors shall not exceed sixty percent (60%).

- 9. Driveway and Public Walk Installation Dates:** No private driveway, public walk, or other flat work likely to see road salt as determined by the Building Director may be poured between the dates of November 1 and April 1 unless otherwise approved by the Building Director.
- 10. Driveway and Public Walk Construction Specs:** Control joints shall be constructed to divide the driveway and driveway apron from the sidewalk. Public sidewalks shall be five feet (5') wide; 4" thick over a 4" base of CA-6, CA-7 or CA-10. All exterior flat work must be reinforced with fiber mesh. Wire may be used in addition, but not as an alternative.
- 11. Studs and rafters:** All new home buildings and additions shall have interior partition walls, exterior walls, floor joists, ceiling joists and rafters placed no farther than sixteen inches (16") on center.
- 12. Eaves and overhangs:** All new residential construction shall have eaves and overhangs built at a minimum of twelve inches (12"). Exceptions: (a) A remodel or addition which needs a small allowance to meet existing construction. (b) Dormers, due to their size, may reduce overhangs and eaves to allow them to appear proportional.
- 13. Roofing:** Drip edge and/or gutter apron are required on rakes and eaves. Ice barrier is required on all eaves. Flashings required against brick must be step flashed and counter-flashed. Flashing against a vertical sidewall shall be by the step-flashing method.
- 14. Energy Code:** The State of Illinois mandates that the entire State shall use the 2015 ICC Energy Conservation Code for all commercial and residential construction. To ensure uniform enforcement throughout the State, the Village of Manteno will not provide any insulation inspections, thereby keeping compliance with the Energy Code between the Owner, Builder and/or Designer and the State of Illinois.
- 15. Final Grade Survey:** A final grade survey shall be required after the pavement, turf, and landscaped areas have been final graded. This plat of survey shall include the elevation of the finished garage floor, sidewalk at the driveway sides, lot corners, at 25' intervals across the front, side, and back lot lines, and any additional elevations needed to confirm some drainage feature detailed on the neighborhood drainage plan or site development plan. The plat of topography shall be provided to the director of building and zoning, along with a final grade surveyor certification and a final grade owner certification prior to requesting an occupancy permit. Occupancy shall not be permitted if the plat indicates the site grades are not constructed consistent with the neighborhood drainage plan or site development plan.
- 16. Starting & Stopping Times For Construction:** Weekdays and Saturdays – 7:00 AM to 7:00 PM
Sundays and Holidays - 10:00 AM to 7:00 PM
- 17. Erosion Control:** It shall be the responsibility of the Contractor to obtain all necessary Permits required by the Illinois Environmental Protection Agency, or any other statute, ordinance, code, or requirement of other pertinent jurisdictions.
- 18. Radon Resistant Construction Act:** Per 420 ILCS 52/ radon resistant construction is required in all new homes built after June 13, 2013. Compliance inspections should be requested from the State of Illinois Emergency Management Agency – Division of Nuclear Safety.