



CITY OF PROSPECT HEIGHTS

BUILDING/ENGINEERING DEPT.

**SPECIFICATIONS
&
GUIDELINES**

FOR

**NEW CONSTRUCTION
ADDITIONS
ALTERATIONS
SITE GRADING**

Rev. 3/2007

CITY OF PROSPECT HEIGHTS

REQUIREMENTS FOR OBTAINING A BUILDING PERMIT

1. Two (2) copies of a recent (within 2 years) Plat of Survey showing the existing principal structure, any and all accessory structures, and easements. This must ONLY show the existing structures and NOT the proposed project.
2. Three (3) copies of a site plan depicting the proposed work and distances from lot lines must be submitted. The site plan may be superimposed on a Plat of Survey and must demonstrate the size, location, and description of the project. Off-street parking provisions must be shown if commercial construction.
3. Three (3) sets of plans signed, sealed and/or stamped (with a reproducible seal) by an architect or structural engineer, registered in the State of Illinois. Four (4) sets of plans must be submitted for commercial projects, and five (5) sets if project includes any work that might relate to the City's health code.
4. Application for permit must be COMPLETELY filled out including names and address of all contractors and real estate index number. All contractors MUST be named and registered with the City when submitting the application for permit.

NOTE: ALL CONTRACTORS must be licensed with the City of Prospect Heights (\$25.00 fee) and submit a \$25,000 Surety bond naming the City of Prospect Heights. EXCEPTION: Homeowners acting as their own Contractor for all work do not have to submit a bond. A copy of the Contractor License Application is provided as an attachment to these specifications.

PLUMBERS must be licensed by the State of Illinois or City of Chicago and submit a copy of their license together with a \$25,000 Surety Bond along with a color photocopy of their plumber's card (front and back) prior to start of construction. A State of Illinois License, Permit, Certification, or Registration will be acceptable in lieu of the \$25,000 Surety Bond.

ROOFERS must be licensed by the State of Illinois and file a copy of their license with the City along with a \$25,000 Surety Bond and liability insurance.

SANITARY SEWER contractor must be licensed with the City of Prospect Heights and submit a \$25,000 Surety Bond prior to construction. [Contact Public Works or Old Town Sanitary District (847-392-5363) for jurisdictional authority of sewer locations.]

NOTE: Failure to provide bond or copy of license will result in a Stop Work Order.

DEMOLITION

A Cook County Demolition Permit is required for any structural demolition before receiving City approval. In order to receive approval from the City, copies of the disconnect letter from each utility company is required along with a certification of well sealing (if abandoning existing well) from a registered well contractor in the City.

NEW SINGLE FAMILY RESIDENTIAL/COMMERICAL CONSTRUCTION

All new single-family residential or commercial construction applications must include 3 sets of architectural plans stamped by a Licensed Architect (LA) and 3 sets of engineering plans sealed by a Professional Engineer (PE), both of whom shall be registered in the State of Illinois. Plans are to be drawn to scale and include all information, per specifications detailed below:

1. Floor Plans, with F.A.R. and lot coverage calculations conforming to the details specified in the following guidelines
2. Building Elevations
3. Framing and roof details showing size of headers, footing, and foundation wall
4. Light & ventilation schedule
5. Stair Details:
 - a. All stair dimensions
 - b. Guardrail detail
 - c. Baluster spacing
6. Plumbing line drawing—See Plumbing Code amendments (water supply, vent and waste)
7. Electrical plans (include overhead or underground service)
8. Mechanical plans indicating size of all equipment, delivery system, fuel supply (provide copy of manufacturer's manual), and line drawing with supply and return sizes and CFM's
9. All plans with a fireplace must show:
 - a. Detail of fireplace flue, footing, finish materials, etc.
 - b. Front elevation of fireplace showing size of opening
10. Engineering Site Plans for Single Family Residential Construction (per Engineering Specifications and Guidelines)
11. Elevator Shop Drawings (if applicable)
12. Engineered truss drawings with manual (if applicable)
13. Fire Sprinkler Plans

During certain phases of construction, additional drawings must be submitted to verify compliance with the approved set of plans. These drawings include the following:

1. Spot Survey

- a. Must be signed/sealed by Professional Land Surveyor (PLS) registered in the State of Illinois
 - b. Submit three (3) copies
 - c. Submitted at completion of foundation installation
 - d. Must show foundation elevation and distance from lot lines in same scale as approved site plan
 - e. No framing shall begin until City returns two (2) approved copies of Spot Survey to owner/contractor to keep on site
2. As-built Grading Plan (Final Topographic Survey)
- a. Must be signed/sealed by PLS registered in Illinois
 - b. Submit two (2) copies
 - c. Submitted upon completion of final grading and prior to final site stabilization
 - d. Must show all structures, contours, foundation elevation, utility locations, and other natural features on the lot at same scale as approved site engineering plan, extended 50 feet beyond property lines
 - e. Final site stabilization can begin upon approval of As-built Grading Plan

List of Adopted Codes

The list of codes and ordinances adopted (with amendments) by Prospect Heights:

- 1 City of Prospect Heights Zoning Ordinance (Revised 8-1-03).
- 2 ICC International **Building** Code 2003 edition with amendments.
- 3 ICC International **Residential** Code 2003 edition with amendments.
- 4 State of Illinois **Plumbing** Code 2004 edition with amendments.
- 5 ICC International **Mechanical** Code 2003 edition with amendments.
- 6 NFPA National **Electrical** Code 2002 edition with amendments.
- 7 ICC International **Property Maintenance** Code 2003 edition with amendments.
- 8 ICC International **Fuel Gas** Code 2003 edition with amendments.
- 9 ICC International **Energy Conservation** Code 2003 edition with amendments and 2004 supplement.
- 10 ICC International **Fire Code** 2003 edition with amendments.
- 11 City of Prospect Heights Automatic Fire Suppression Requirements

BUILDING SPECIFICATIONS AND GUIDELINES

BUILDING PERMIT FEES: The minimum fee for any permit to alter, remodel, repair or underpin any (residential) building, accessory structures or part thereof as required by this Chapter, shall be one hundred twenty-five dollars (\$125.00) provided the valuation of the work authorized by said permit does not exceed ten thousand dollars (\$10,000.00). The fee for any permit to alter, remodel, repair or underpin any residential building, accessory structures or parts thereof if the valuation of the work authorized by the permit exceeds ten thousand dollars (\$10,000.00) shall be as prescribed in Section 4-5-4(A)(2), as stated below:

A. SINGLE AND MULTI-FAMILY RESIDENTIAL

1. Additions: Addition permits shall cost one dollar forty cents (\$1.40) per square foot of the addition. For the purposes of permit fee calculation, "addition" is defined as square footage outside the original structure.
2. Remodeling: Remodeling permits shall cost one hundred twenty-five dollars (\$125.00) for the first ten thousand dollars (\$10,000.00) of valuation plus

twelve dollars (\$12.00) for each additional one thousand dollars (\$1,000.00) of valuation or fraction thereof.

3. New Construction: New residential construction permits shall cost one dollar twenty cents (\$1.20) per square foot. This Section shall not include the attached garage footage in the calculation.
4. Demolition: Demolition permits for residential buildings shall be five hundred dollars (\$500.00).

B. COMMERCIAL/INDUSTRIAL

1. Industrial Or Commercial: New industrial and commercial construction permits shall cost two hundred dollars (\$200.00) for the first ten thousand dollars (\$10,000.00) of valuation plus twelve dollars (\$12.00) for each additional one thousand dollars (\$1,000.00) of valuation or fraction thereof up to one million dollars (\$1,000,000.00). Thereafter, the fee shall be eight dollars fifty cents (\$8.50) for each one thousand dollars (\$1,000.00) of valuation of fraction thereof for valuation in excess of one million dollars (\$1,000,000.00) and less than five million dollars (\$5,000,000.00). Thereafter, the fee shall be six dollars seventy-five cents (\$6.75) for each one thousand dollars (\$1,000.00) of valuation of fraction thereof for valuation in excess of five million dollars (\$5,000,000.00).
2. Demolition: Demolition permits for industrial and commercial buildings and accessory structures shall be one thousand dollars (\$1,000.00).

C. BOND

1. A cash bond in like amount of building permit fee must be posted for the project. After final approval of construction and/or a Certificate of Occupancy is issued, the bond posted shall be refunded.

D. CERTIFICATES OF OCCUPANCY

1. A Certificate of Occupancy must be obtained prior to any occupancy of a structure. A Conditional Occupancy agreement may be permitted, subject to approval by the City Engineer.
2. A Final Certificate of Occupancy will be issued after Building/Zoning final inspections are approved and a Final Topographic Survey is submitted and approved by the Engineering Department.
3. The fee for the issuance of a Certificate of Occupancy shall be fifty dollars (\$50.00) for each such certificate. (Ord. 0-94-0-8)

E. RESIDENTIAL BUILDING SETBACKS

1. Front yard—forty feet (40')
2. Interior side yard—fifteen feet (15')
3. Corner side yard—twenty-five feet (25')
4. Rear yard—fifty feet (50')

F. OTHER REQUIREMENTS

1. Maximum height of a principal, single family structure shall not exceed thirty feet (30')
2. Maximum Floor to Area ratio (FAR) for a single family, residential, detached dwelling shall be 0.20
3. Maximum FAR applicable to all structures on a zoning lot shall be 0.25
4. Maximum coverage of a zoning lot shall not exceed twenty-five percent (25%)
5. Minimum size of single family, residential dwelling shall contain twelve hundred (1,200) square feet of livable floor area, exclusive of basement or garage
6. Single family, detached dwelling shall be located on an area of not less than twenty thousand (20,000) square feet and a width of an established front building line of not less than one hundred feet (100')

G. BUILDING INSPECTIONS

1. Footing
2. Foundation wall
3. Drain Tile/Dampproofing backfill
4. Underground Plumbing
5. Concrete Flooring (Garage/Basement/Stoop/Sidewalk/Crawlspace)
6. Electric Service
7. Electric—Rough
8. Plumbing—Rough (water supply/plumbing stack)
9. Fire Sprinkler—Rough
10. Structural/Mechanical—Rough, including firestopping

11. Insulation
12. Final Electric
13. Final Plumbing
14. Final Elevator, if applicable
15. Final Health, if applicable
16. Final Fire Department
17. Final Building/Mechanical

NOTE: To schedule inspections, call (847) 398-6070 Ext. 211 two (2) business days in advance of the requested inspection date. Plumbing and electrical inspections will be scheduled between 8 a.m. and 12 p.m. on the requested date. The property owner or representative must provide safe access for inspectors. Additional inspections for code violations, failed inspections, complaints, etc., shall require a \$50.00 inspection fee. All fees must be paid at City Hall prior to receiving any additional inspections. Inspectors cannot accept any payment.

ENGINEERING SPECIFICATIONS AND GUIDELINES

I. PLAN DETAILS

- A. Site benchmark must be on City approved datum.
- B. Location and elevation of benchmark must be included on plan.
- C. Plan must show all easements (utility, access, drainage, etc.).
- D. All site engineering submittals shall be on the same scale and must include north arrow, legend, common address, owner's information, and PE stamp.
- E. Standard detail drawings of any storm structures, sanitary structures, and soil erosion/sediment control measures utilized on the project must be included in the plan submittal.

II. CONSTRUCTION NOTES

- A. Construction Hours are from 7:00 a.m. to 6 p.m. Monday through Saturday; No work shall be permitted on Sundays or legal, observed holidays.
- B. Construction fencing shall be installed and be constructed of six foot (6') chain link with locking gate surrounding the project area prior to construction.
- C. Signage shall be placed on construction fencing that includes owner and general contractor's contact information and site address.
- D. A portable toilet is required on site within the project limits (fenced area) prior to construction.
- E. Dust must be controlled on site at all times, including any demolition. All masonry must be cut with a wet saw within a dust containment system.
- F. Dumpsters are required on site and must be obtained from Arc Disposal Company by contacting them at (847) 981-0091.
- G. Approved architectural and engineering plans stamped by the City of Prospect Heights must be on site at all times.
- H. Construction parking shall only be allowed on one side of the street and all Right-of-Way access (intersections, driveways, etc.) to adjacent property must remain open.
- I. No construction debris, soil or material shall be permitted within the Right-of-Way. Any debris, soil, etc. must be removed at the developer's expense and may require the use of a street sweeper.

III. NEW WELLS

- A. Must be at minimum of fifty feet (50') from all sanitary sewers, unless otherwise approved by the City Engineer.
- B. Sewer district must be notified at least two (2) working days prior to constructing a new well.
- C. City Code requires flexible type K copper underground service from well to house. **NO PLASTIC**
- D. Wells may be drilled to a recommended minimum depth of 150 feet.
- E. Casing size shall be a minimum of five inches (5") and be constructed of a material approved by the City Engineer or Plumbing Inspector.

IV. SITE GRADING

- A. The proposed top of foundation for the home shall fall within one foot to two and one half feet of the elevation of the edge of the roadway pavement, unless the City Engineer grants an exception.
- B. Plan must show existing spot grades along centerline and edge of street pavement, existing top of foundation elevations of adjacent residences, and direction of storm water drainage flow
- C. The proposed elevation of the principal residential structure should be in conformity with the grade of adjacent, neighboring property and Right-of-Way.
- D. The grading of a site shall not interfere or negatively impact drainage of adjacent property.
- E. All drainage swales should be a minimum grade of 1%.
- F. Finished grade at foundation shall be six inches (6") below the top of foundation, brick ledge, etc.

V. UTILITIES

- A. Existing public utilities (storm, sanitary, water, gas, etc.) must be shown on plan
- B. Proposed location of sump pump discharge shall be indicated on site plan
- C. All downspouts must be shown on plan indicating that each to be placed on splashblocks. **NO PIPING TO STORM SEWER PERMITTED**
- D. Sanitary sewer connection permit must be obtained from Old Town Sanitary District or Prospect Heights Public Works Department (if in Special Service Area) prior to construction

- E. Service connection fee must be paid and meter obtained from Prospect Heights Public Works Department prior to completion (if applicable)

VI. CULVERT/SWALE PIPE INSTALLATION

- A. Minimum size shall be 10" in diameter; material approved by Engineering Department
- B. Include size, length, material, and invert elevations of culvert on plan with upstream and downstream culvert data (if applicable)
- C. Acceptable materials: High Density plastics, Corrugated Metal, Reinforced Concrete
- D. Must extend 2' beyond edge of drive on 4" compacted stone
- E. All work must be inspected by the City's Engineering Department
- F. TWO WORKING DAYS ADVANCE NOTICE REQUIRED FOR INSPECTION

VII. DRIVEWAY INSTALLATION

- A. Driveways may be a maximum width of 22' at Right-of-Way (R.O.W.) line
- B. Driveway may flare out to 28' at roadway
- C. Plan must include typical cross section showing material to be used
- D. All work must be inspected by the City's Engineering Department
- E. TWO WORKING DAYS ADVANCE NOTICE REQUIRED FOR INSPECTION
- F. Driveway may be constructed of the following material with the minimum depth indicated:
 - 1. **Hot Mix Asphalt** --2" Asphalt, 8" aggregate base (CA-6 or equivalent)
 - 2. **Right-of-Way Concrete**-- 6" Concrete, 4" aggregate base (CA-6 or equivalent)
 - 3. **Private Property Concrete**-- 5" Concrete, 4" aggregate base (CA-6 or equivalent)
 - 4. **Brick Paver**--Paver, 1/2" sand cushion, 6" aggregate base (CA-6 or equivalent)
- G. No wire mesh shall be permitted in the R.O.W. for concrete driveway construction
- H. Brick pavers and concrete within City Right-of-Way must be maintained two feet (2') from the edge of the roadway pavement with the transition between driveway and street constructed of asphalt or other approved material

- I. A notarized letter must be submitted for concrete or brick paver driveways indicating that the owner shall be responsible for any and all damage due to salting, plowing, or other Right-of-Way maintenance that the City performs

VIII. MAIL BOX INSTALLATION

- A. Shall be approximately two (2) feet from the edge of the pavement and forty-two (42) inches in height
- B. Must conform to U.S. Postal Service regulations regarding residential mail receptacles
- C. Cannot be constructed of brick, block, stone, or other unyielding material

IX. DRAIN (FIELD) TILE

- A. Any drain tiles encountered during construction must be reconnected, and functional
- B. Engineering shall inspect the connections prior to backfill
- C. Any tiles within the limits of the project area shall be routed around the project and reconnected on the downstream end at the point of functional tile
- D. **TWO WORKING DAYS ADVANCE NOTICE REQUIRED FOR INSPECTION**

X. SOIL EROSION AND SEDIMENT CONTROL (SE/SC)

- A. All sediment control measures must be in place prior to initiating construction on the project
- B. Site engineering plan may include SE/SC measures with detail drawings
- C. Construction fencing around project area must also be included on plan (See II.B.)
- D. No inspections will be performed until SE/SC is approved

XI. ENGINEERING PERMIT REVIEW FEES

A. RESIDENTIAL CONSTRUCTION

The engineering fees to be charged for engineering plan review shall be as follows and shall include 2 site engineering inspections unless otherwise indicated:

- | | |
|---|----------|
| 1. New Single Family Construction (4 inspections) | \$750.00 |
| 2. Additions | |
| a. Footprint increased by 20% or more | \$500.00 |

b. Footprint increase less than 20%	\$150.00
3. Remodeling (if requiring engineering review)	\$100.00
4. Detached Garage	\$75.00
5. Accessory structures (pools, sheds, gazebos, sidewalks)	\$75.00
6. Right-of-Way permits	\$75.00
7. Site Grading	\$75.00
8. Additional inspections (complaint, code violation, etc.)	\$50.00

B. COMMERCIAL/INDUSTRIAL CONSTRUCTION

Commercial/Industrial construction engineering review fees shall be based on estimated cost of construction and shall include two inspections as shown in the following table:

<u>Estimated construction cost</u>	<u>Engineering review fee</u>
\$0-\$50,000.00	2.5% of estimated construction cost
\$50,001.00-\$250,000.00	2.0% of estimated construction cost
\$250,001.00 and above	1.5% of estimated construction cost

C. PARKING LOTS

Parking lot engineering review fees shall be based on the type of construction proposed and shall include 2 inspections as follows:

<u>Type of parking lot construction</u>	<u>Engineering review fee</u>
New parking lot	\$750.00
Reconstruction	\$500.00
Resurfacing	\$250.00

D. SUBDIVISIONS

Subdivision review fees are detailed in Section 6-7-4-C of the City Code

E. SPECIAL FLOOD HAZARD AREAS (SFHA)

1. Construction projects listed in A through D that fall within a designated SFHA require an additional 50% cost for the engineering review fee (i.e. Shed in floodplain $\$75 * 1.5 = \112.50 review fee)
2. Floodplain Determination Letter \$50.00
3. Letter of Map Change, Elevation Certificate \$50.00

F. OUT OF POCKET FEES

1. Any outside resources utilized during the Engineering Department review of a particular permit (indirect mailings, copying charges, consulting fees, etc.) shall be fully reimbursed by the applicant.
2. Copies of invoices charged to the City for permit review purposes shall be provided to the applicant upon request

G. ADDITIONAL FEES

Additional fees may apply to projects that increase the impervious coverage of a zoning lot to an amount greater than 25%

XII. REQUIRED ENGINEERING INSPECTIONS

A. PRELIMINARY SITE INSPECTION

1. Performed upon receipt of permit application for all permits
2. Included in engineering review fee

B. ROUGH GRADING/DRIVEWAY BASE INSTALLATION

1. Applies only to permits involving site grading or driveways
2. May not be performed on all projects

C. FINAL GRADING

1. Applies only to permits involving site grading work
2. Cannot be performed until As-Built Grading Plan submitted

D. FINAL SITE ENGINEERING

1. Applies to all permits
2. Bond money is refunded upon completion and approval of inspection

E. ADDITIONAL INSPECTIONS

There is a \$50.00 charge for additional inspections due to improper construction, code violations, etc. that will be billed to the permit holder. This is due prior to receiving any additional inspections and CANNOT be deducted from any bonds posted for the project.

City of Prospect Heights
Amendments to 2004 Illinois Plumbing Code
Adopted: 1/1/07

225 ILCS 320 License Law

Does include water wells, casings, drop pipe.
Does include water softening, filtering, reverse osmosis systems
installation, repair service.

Part 750.3050 License & Code

All employees performing plumbing work in Prospect Heights shall be
licensed plumber or apprentice - see LC/750-13 (c)

Part 890 Definitions & General Regulations

Extracted joints will not be allowed.

Shielded couplings shall not be used.

1. Inside perimeter & above grade.

Section 890.110 Part 890 General Regulations

a) Authority

These rules are promulgated pursuant to authority granted by Section 35 of the Illinois
Plumbing License Law (Ill. Rev. Stat. 1991, ch. 111, par. 1133) (225 ILCS 20/35).

b) Applicability

These rules govern the design and installation of new plumbing or plumbing systems and the
alteration of plumbing systems. They apply to all new construction and any remodeling or renovation
that alters, renovates or replaces existing plumbing systems. These rules do not apply to existing
buildings unless the plumbing system is being altered, the building use is being changed or the
existing plumbing creates a health or safety hazard.

- 1) If an existing building is changed from one use to another or from one
classification to another, as provided in Appendix A, Table B, it shall be
treated as a new building and shall comply with the requirements of this
Part for its new use or occupancy.

- 2) Regardless of the age of the building, where a health or safety hazard exists
because of an existing plumbing installation or lack thereof, the owner or
his agent shall install additional plumbing or make such corrections as may
be necessary to abate the hazard or violation of this Part.

- 3) Any building under permit shall have sanitary and storm sump pumps and
basins meet or exceed current code.

Section 890.330 (c) Special Joints

In drainage and water, slip joints may be used on the inlet side of the trap or in the trap seal, and on the
exposed fixture supply. Slip joints shall not be used in any inaccessible piping.

Section 890.340 (f)

Amend to read below slab joints inside perimeter on soft copper tubing shall be flared or silver soldered.

Section 890.520 (f) Gasoline, Oil and Flammable Liquids

A floor drain that is connected to an approved interceptor is required in all uses where there is an overhead garage type door.

Section 890.1010 (d) Swimming Pools

11 -1 Deck drain waste water shall be minimum 4” SV Hub and spigot cast iron open sited.

890.1190 (a)

Install valve on both inlet and outlet side of meter with inlet valve being as near meter as possible.
(b) An inlet valve will be required.

890.1200

Water service pipe and fittings shall be at least one (1”) inch diameter.

J-4 890.1340 (4)

No portion of drainage system installed underground on below a basement or slab shall be less than 4” SV Hub and spigot cast iron for waste and 2” for vent.

890.1360 (a) (1)

Minimum vent size 2”

890.1370 Floor Drains

3. (C) Floor drains shall be at maximum depth to insure cleaning 18” to invert outlet

890.1430 (c)

Amend to read 5 feet over or 12 feet from

890.1580 (a)

Amend to read any toilet venting independently to atmosphere shall have minimum 3” vent with increaser. No wet venting will be allowed.
(B) Size of individual vents: The diameter of any individual vent may not be less than two (2”) diameter. Horizontal waste line may not rise over 2.5 times pipe diameter from vent tee to trap.

890.A Amend Minimum Water Distribution Pipe Size

Type “L” copper with no lead solder (No “M” or plastic water lines)

Whirlpool Deck Faucets	3/4	
Lavatory		1/2
Water Closet (tank type)	1/2	
Basement mains 1” minimum	1/2”	10’ maximum
Exception:	Hot water return line	
	Ice maker lines	
	Humidifier lines	

890.A E Drainage Fixture Units

Amend to read

Bath tub with or without overhead shower	
Minimum size of trap	2”
Whirlpool	2”
Floor drains	
Laundry Rooms when above ground	2”
All others	4”

Table J Amend to read

Diameter of vent stacks 3" minimum

Section 890.1310 Materials

a) General Piping, tubing, and fittings for drainage systems shall comply with the following:

1) Service Connection Pipe

A) Vitrified clay pipe - extra strength, ASTM C700.

B) Reinforced concrete pipe - circular reinforcement, minimum Class 3, ASTM C76, with epoxy lining.

C) ABS composite pipe - ASTM D2680 for eight (8) inch and larger, and ASTM D2751 for six (6) inch.

D) Ductile iron pipe - ANST A21.51 (AWWA C151), polyethylene lined.

E) Overhead Plumbing

All new buildings with basements, floors, rooms or occupancy areas below ground level at the building site and served by a public or a private sewer system shall have overhead plumbing. No sanitary opening directly to sewer below grade.

15.12030 Downspouts and Sump Pump Discharges

A. New Connections and New Construction. Except as set forth in subsection B of this section, the following requirements for new connections and new construction apply:

1. Downspouts.

a. All downspouts or roof drains shall discharge onto the ground or be connected to a storm sewer. No downspouts or roof drains shall be connected to the sanitary sewer.

b. A downspout or roof drain shall be terminated no more than 10' from the building or not closer than 15' from side or rear property line.

2. Footing Drains. Footing drains shall be connected to sump pumps.

3. Floor Drains. Floor drains in basements shall be connected to a sealed, vented basin with a sump pump and discharge to the sanitary sewer with a check and gate valve.

4. Sump Pumps.

a. Sump pumps installed to receive and discharge groundwaters or other stormwaters shall be connected to the storm sewer (see note*) or discharged over land terminating no more than 10' from the building, however, it may not discharge closer than 15' from side or rear property line. Sump pumps installed to receive and discharge floor drain flow or other sanitary sewage shall be connected to the sanitary sewer. A sump pump shall be used for one function only, either the discharge of stormwaters or the discharge of sanitary sewage.

b. Sump pump discharges to the storm sewer system shall be a conduit of four inch minimum diameter P.V.C. pipe, smooth interior, at a minimum slope of one percent, and a minimum depth from finished grade to the top of pipe of eighteen inches.

B. Existing Stormwater Sump Pump Discharges. The discharge piping from existing sump pumps installed to receive and discharge groundwaters or other stormwaters shall be terminated no more than 10' from the building or no closer than 15' from the side or rear yard.

C. Unlawful Discharge. It is unlawful to cause or permit the discharge from any sump pump, downspout or roof drain to flow on public streets or across sidewalks.

Note*: Any sump pump or downspout discharging into a storm sewer shall have an air gap installed at the connection to the house. Connection to existing storm sewer shall be made at a storm structure or preformed tee and requires a \$1,000 cash bond to the City of Prospect Heights and an inspection made by the Engineering Department prior to backfill.

Carbon Monoxide Detectors

The State of Illinois Public Act 094-0741 requires a carbon monoxide detector be installed within 15 feet of all sleeping rooms of all dwelling units. This act becomes effective on **January 1, 2007**.

It applies to any dwelling unit or any room or suite used for habitation with a sleeping room. A detector has to be installed with 15 feet of each sleeping room. This may require multiple detectors for your home or apartment.

This applies to single-family homes, duplexes, townhouses, apartment, hotels and motels.

There are various types of detectors that can be used:

1. Battery powered.
2. Plug in with battery back up.
3. Direct-wired in the building electric system with battery back up.

There are some combination smoke detectors that may be used. If you are going to utilize this type, consult the product literature or manufacturer for compatibility with your existing detectors. This requires a different alarm tone for smoke detection and carbon monoxide detection.

The homeowner is responsible for the installation of the detector. If you own or occupy a rental unit, the installation is the landlord's responsibility.

If you are going to hardwire the detector, a building permit may be required. Consult the building department for the requirements.

This act requires the detector be in place by January 1, 2007. There are penalties in the act for noncompliance. A copy of the act is available at ***www.ilga.gov***.



CITY OF PROSPECT HEIGHTS
 Building/Zoning Department
 8 North Elmhurst Road
 Prospect Heights, IL 60070
 Tel: 847/398-6070 ext. 211 Fax: 847/392-4244

LICENSE APPLICATION

DATE: _____

LICENSE YEAR: **2007**

INSTRUCTIONS: Please fill in or update all but the shaded areas on the TOP form. Sign and return ENTIRE page with your payment.

OFFICE USE ONLY			
CATEGORY AND TYPE	CITY BUSINEES ID	FEE	TOTAL AMOUNT DUE
		\$25.00	\$25.00

Type of Contractor: _____
 Company Name _____
 Address: _____
 City/State _____
 Zip _____

Phone: _____
 FAX: _____
 Owner Name: _____

 City Staff Signature

 Owner/Agent Signature

- * **All** contractors licensed by the City must submit a \$25,000 Surety Bond naming the City of Prospect Heights.
- ** Plumbers must be licensed by the State of Illinois or City of Chicago and submit a copy of license along with a copy of their plumbers card both front and back (picture I.D.); Alarm installers and Roofers must submit copy of State License and a \$25,000 Surety Bond naming the City of Prospect Heights. Roofers must also provide the City a copy of the liability insurance.
- *** State Registered Lawn Sprinkler installers must submit copy of State Registration/Plumbers License along with picture I.D., name, address, telephone number together with a \$25,000 Surety Bond naming the City of Prospect Heights..
- *** Electricians must submit copy of license together with a \$25,000 Surety Bond naming the City of Prospect Heights.



CITY OF PROSPECT HEIGHTS
 Building/Zoning Department
 8 North Elmhurst Road
 Prospect Heights, IL 60070
 Tel: 847/398-6070 ext. 211 Fax: 847/590-1854

LICENSE APPLICATION

DATE: _____

LICENSE YEAR: **2007**

OFFICE USE ONLY			
CATEGORY AND TYPE	CITY BUSINEES ID	FEE	TOTAL AMOUNT DUE
		\$	\$

PAYMENT INFORMATION

Company Name/Address/City; State;Zip:

