LASALLE COUNTY BUILDING PERMIT ORDINANCE

The purpose of this Ordinance is to provide minimum requirements to safeguard the public safety, health and general welfare insofar as they are affected by building construction, through structural strength, adequate egress facilities, sanitary equipment, light and ventilation, and fire safety, and in general to secure safety to life and property from all hazards incident to the erection of buildings, accessory structures and structures. (Section 1.3 of LaSalle County Building Permit Ordinance)

BUILDING PERMITS ARE REQUIRED FOR:

- Building, Accessory Structure, Structure, Deck, Rebuilding, Structurally Altering, Adding to, Relocation of structure in unincorporated LaSalle County
- If...
- The Structure is one of the following:
  1. 200 s.f. or larger or;
  2. has a side dimension of 20 feet or greater

CODES ENFORCED

- Residential Structures that require Building Permits are subject to the International Residential Codes - for one and two family dwellings, 2003 as amended by the LaSalle County Board.
- Non-agricultural commercial, industrial, commercial storage, business, institutional-public (except those that are state and federally funded) and multi-family buildings/structures that require building permits are subject to the International Building Code, 2003; International Fire Code, 2003; International Mechanical Code, 2003; International Fuel Gas Code, 2003, and the National Electrical Code, 2002 as amended by the LaSalle County Board.

* It is strongly suggested that all builders/contractors call the International Code Council at 888-422-7233 to order their own codebook, or go online at www.ecodes.biz to order.

* Building Code inspections will apply to all structures which receive Building Permits.

CODE INSPECTORS

Contact information during Office Hours (8:00-9:00 am M on-Fri.):
LaSalle County Courthouse
119 West Madison Street-Room 107
Ottawa, Illinois 61350
Office Phone: 815-434-8666
Cell Phone: 815-712-0547
Fax: 815-434-1058

TO SCHEDULE INSPECTION CONTACT 800-422-5220

COMMON “STRUCTURES” NOT REQUIRING PERMITS:

- Any structure less than 200 s.f. AND with a side dimension no greater than 20 ft.
- Sidewalks, Driveways, Patios, Window/Siding replacement, Re-roofing, Soffits, Gutters.
- Any structure inside a corporate city/village boundary.

* Fences and Signs Require Zoning Certification Only*

ATTACHMENTS FOR BUILDING PERMIT APPLICATION

1. Building Permit Application (IL Uniform App)
2. LaSalle County Zoning Application
3. Copy of Recorded Deed or Tax Bill (New home requires deed submittal)
4. Two copies of construction documents shall be provided (three sets for commercial projects), which clearly show it will conform to the provisions of the applicable adopted codes (1 set will be returned).
5. Site Diagram (lot lines, setbacks, existing structures, proposed structures, road)
6. Copy of approved W ell Permit from LaSalle County Health Department
7. Copy of approved Septic Permit from LaSalle County Health Department

**Applications not including ALL appropriate information and attachments will not be accepted.

AGRICULTURAL EXEMPTION

Buildings, accessory structures and structures that are used for Bona Fide Agricultural Uses require a building permit and zoning certificate. If these structures are declared Bona Fide agricultural Structures and will be used for agricultural purposes they are exempt from County building code inspections and building code fees. Agricultural structures, however, are not exempt from adhering to any other applicable local, state, or federal regulation.

Bona Fide Agricultural Uses shall mean the growing of crops in the open and the raising and feeding of stock and poultry including farming, truck gardening, flower growing, apiaries, avianies, mushroom growing, nurseries, orchards, forestry, fur farms including the necessary structures, including residences, to carry on the farming operation and further including a roadside stand for the sale of products produced on the premises, so long as said bona fide agricultural use produces a gross income of $5,000.00 or more to the operator.

To qualify for this Agriculture Exemption, the owner of the property must provide the following when applying:

1. Current documentation showing a gross income of $5000 or more from an agricultural operation.
2. The owner must sign an affidavit under oath that the use of the building, accessory structure or other structure qualifies under the agricultural definition.

AGRICULTURAL EXEMPT FEE

A $25.00 fee will be charged for all bona fide agriculture structures.

THIS IS NOT A BUILDING PERMIT FEE. This fee is to determine compliance with other ordinances and statues such as: LaSalle County Subdivision Ordinance, LaSalle County Floodplain Ordinance, LaSalle County Setback Ordinance, LaSalle County Mobile Home Park Ordinance, and the LaSalle County Zoning Ordinance.
OCCUPANCY AND STRUCTURE USE
Occupy and use of a structure (which includes but is not limited to moving furniture and personal items into the structure) is forbidden without an Occupancy Permit. These permits are generated and issued by the building inspectors after a final inspection is completed and is certified as "passing".

Please keep in mind that it will take at least 48 hours for a Health Department Response/Approval Certification for the well and septic of the structure. This is also required by the building inspectors for the issuance of an Occupancy Permit.

It is the responsibility of the owner to contact, request, and certify to the building inspectors that the LaSalle County Health Department has issued their approval. An occupancy permit will not be issued without this certification.

LASALLE COUNTY SETBACK REQUIREMENTS
The LaSalle County Setback Ordinance was adopted in 1966. This Ordinance sets requirements for all structures to be constructed a minimum distance from the center of any public roadway. The LaSalle County Zoning Ordinance adopted in 2006 also requires setbacks on the sides and rear of a property.

Setback requirements are:

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Front</th>
<th>Rear</th>
<th>Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1 Agriculture</td>
<td>70, 85, 100</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>A-C Conservation</td>
<td>70, 85, 100</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>B-1 Local Business</td>
<td>70, 85, 100</td>
<td>20-40</td>
<td>20-40</td>
</tr>
<tr>
<td>B-2 General Business</td>
<td>70, 85, 100</td>
<td>20-40</td>
<td>20-40</td>
</tr>
<tr>
<td>C1 Industrial</td>
<td>70, 85, 100</td>
<td>20-40</td>
<td>20-40</td>
</tr>
<tr>
<td>R-2 Single Family Residence</td>
<td>70, 85, 100</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>R-3 General Residence</td>
<td>70, 85, 100</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>R-R Rural Residence</td>
<td>70, 85, 100</td>
<td>10</td>
<td>10</td>
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* 70 feet from a Township Road, 85 feet from a County Road, 100 feet from a State or Federal Road.
**Variation in districts occur with use of structure and adjacent Zoning Districts.
Bona Fide Agriculture Structures are exempt from side and rear setbacks.

OTHER COUNTY AGENCY CONTACTS

<table>
<thead>
<tr>
<th>Agency</th>
<th>Phone</th>
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<tbody>
<tr>
<td>LaSalle County Board Office</td>
<td>815-434-8200</td>
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<tr>
<td>LaSalle County Clerk’s Office</td>
<td>815-434-8202</td>
</tr>
<tr>
<td>LaSalle Co. Health Dept.</td>
<td>815-433-3366</td>
</tr>
<tr>
<td>LaSalle Co. Highway Dept.</td>
<td>815-434-0743</td>
</tr>
<tr>
<td>LaSalle County Recorder’s Office</td>
<td>815-434-8226</td>
</tr>
<tr>
<td>LaSalle County Supervisor of Assessments</td>
<td>815-434-8384</td>
</tr>
</tbody>
</table>

BUILDING PERMIT FEES
To partially defray expenses of administering the ordinance, a fee shall be charged for each building permit application and the fee shall be paid when the permit is issued and picked up. After the plans are reviewed by a building inspector, the inspector will notify the applicant that the permit is ready to be picked up and will provide the cost of the permit. A check shall be made payable to the LaSalle County Treasurer who shall account for the same to the County of LaSalle. The fees will be in accordance with the schedules listed below. All fees are nonrefundable.

THE PRICE OF THE PERMIT IS FIGURED BY THE BUILDING INSPECTORS ONCE THE BUILDING PLANS ARE REVIEWED.

BUILDING CODE PERMIT FEES
For nonagricultural detached one and two family dwellings not more than three stories in height and/or their accessory structures, fees are based on square footage of structure and the number of inspections required. The fee schedule can be found in the LaSalle County Building Permit Ordinance "Article 6."

COMPLIANCE PERMIT FEES
Agriculture (Bona Fide agriculture buildings):
$25.00 per application

Towers:
$25.00 per foot and $1,200.00 to add equipment to existing tower.

OTHER ORDINANCE REQUIREMENTS
In addition to the LaSalle County Building Permit Ordinance, the following County Ordinances must be met before the issuance of a building permit:

Subdivision Ordinance
Mobile Home Park Ordinance
Setback Ordinance
Zoning Ordinance
For more information contact the LaSalle County Health Department at 815-433-3366.

Private Sewage Disposal Licensing Act and Code
For more information contact the LaSalle County Health Department at 815-434-0743.

LaSalle County Highway Access Ordinance
For more information contact the LaSalle County Highway Department at 815-434-0743.

**It is the applicant’s responsibility to ensure their compliance with each of these ordinances before applying for a Permit. If one of these Ordinances is found to be violated, the Permit will be denied.

ADDITIONAL INFORMATION
- Construction beginning prior to the issuance of a building permit is subject to a penalty of double the permit fee (with each day of non-compliance deemed a separate offense and fine).
- Apply for a permit at least 30 DAYS in advance of anticipated building.
- Agricultural buildings are exempt from local county building code inspections, however, they are not exempt from building codes and are still subject to Illinois Department of Public Health plumbing inspections. Please call 309-693-5360 for further information.
- For Permit Inspections call 800-422-5220 (allow for 48 hours for inspection to be scheduled).
- Please post your permit in a place visible from the road.

THE ISSUANCE OF A COUNTY BUILDING PERMIT DOES NOT EXCLUDE THE REQUIREMENTS OF THE PROJECT TO ADHERE TO ANY OTHER APPLICABLE LOCAL, STATE, OR FEDERAL REGULATION!