

Department of Building & Zoning

City of Wood River
111 North Wood River Avenue
Wood River, Illinois 62095
Phone 618.251.3100
Fax 618.251.3102

Single and Two-Family Residential Construction Requirements

The City of Wood River has adopted the following codes to enforce building & zoning regulations:

- 2003 International Building Code
- 2003 International Property & Maintenance Code
- 2003 International Residential Code
- 2003 International Mechanical Code
- 2003 International Fuel/Gas Code
- 2003 International Fire Code
- 2003 Private Sewage Disposal Code
- 2003 NFPA 101 Life Safety Code
- 2002 National Electric Code
- Illinois Plumbing Code
- Illinois Accessibility Code
- 1996 City of Wood River Zoning Ordinance
- City of Wood River Code of Ordinances

It is the responsibility of the contractor to notify the City Inspector/Electrical Inspector to schedule the appropriate inspections. Refer to the Building Inspection Schedule, Attachment 2, so that you can plan your work schedule according to the inspection requirements. For inspections related to Building & Zoning, an appointment can be made by contacting the City Inspector at (618) 251-3100. Appointments can be made with the Electrical Inspector by calling (618) 259-0984.

A residential building permit is valid for 12 months from the date of issuance.

Principal Structure

New construction for any residential type dwelling must submit two sets of plans, signed and sealed by an architect, which will include a floor plan, site plan and foundation plan. Elevations should show the size of the windows being installed and the height of the structure. The plans should be to scale. Once approved, plans cannot be altered without the approval of the City.

Diagram A indicates the City's minimum requirement for footing, foundations and construction materials. All improvements must meet or exceed these requirements. If materials or methods of construction for your project differ than those shown, please indicate the type of construction and materials used in the appropriate space (see Attachment 1).

Footing Requirement

- All footings shall be installed with the bottom of the footing located 40" below the finished grade.
- A one-story structure shall install 8" x 16" spread footings.
- A two-story structure shall install 10" x 20" spread footings.

Foundation Requirements

- Foundation wall will be 8" poured concrete or block walls.
- Monolithic pours are not permitted.

Persons building new houses should contact the Public Services Department at (618) 251-3122 for information regarding water and sewer taps.

Accessory Structures

All permit applications for new construction of additions, carports, garages, decks, covered patios and storage sheds shall include a site plan detailing the dimension of the lot, setbacks and structure height. The site plan does not have to be to scale, but must be a clear and accurate representation of the site, refer to Diagram B.

Pole barns are prohibited in residential areas.

Footing Requirements

- All accessory structures over 100 square feet shall be placed on and attached to footings or piers.
- Footings for an accessory structure may be done in a monolithic pour.
- Footings must be 8" thick by 24" deep, with a 4" cement slab placed over the top of the footings.
- Accessory structures under 100 square feet may be anchored by placing an 8" cement post 24" deep at each corner.

Carports

- Fabric/canvas top carports are prohibited.
- Must meet setback requirements.
- Applicant must prove the structure can withstand snow and wind loads.

Wooden Decks

- The footings for the posts should be 6" x 32" with 4" of rock or concrete at the bottom of 4" x 4" post.
- The holes do not have to be tapered.
- All wood material must be treated.
- The spans for the floor joists should be the same as in the building code for home construction maximum spans:
 - 11' 4" - 2" x 8"
 - 14' 0" - 2" x 10"
 - 16' 6" - 2" x 12"

Attachment 1:

MINIMUM REQUIREMENTS

If materials being used are different than listed, please indicate materials used.

1. Roof covering: Maximum of 2 layers

2. Roof sheathing: ½” plywood, or equal

3. Roof slope:

4. Sheathing paper: Felt, 15 pounds

5. Roof rafters: 2x6 or 2x4 built truss at 24” centers

6. Interior wall and ceiling finish:

7. Wall studs: 2x4 at 16” centers:

8. Double Top Plate

9. Wall boxing: ½” celotex & plywood corners & gables, or equal

10. Sheathing paper: Tyvex vapor barrier, or equal

11. Exterior wall finish:

12. Floor joist bridging: 10’ on center

13. Finish floor: required ¾” total including sub floor

14. Sub floor: ½” plywood minimum

15. Floor Joists: 16" centers
2x8 up to 10' span; 2x10 up to 14' span; 2x12 up to 16' span
-
16. Anchor bolt: 1/2" at 6' centers
-
17. Termite shield: metal
-
18. Foundation: 8" wide, extended 6" above finished grade
-
19. Foundation/Footing depth: 40" from grade to bottom of footing
-
20. Crawl space: minimum of 16"
-
21. Concrete floor: minimum of 4"
-
22. Footing: 1-Story 8" x 16"
-
23. Footing: 2-Story 10" x 20"
-
24. Footing for detached structure (garage, etc.)
Monolithic pour 8" wide x 24" deep
-
25. General notes:
- Drywall on the ceiling and the common wall between the house and attached garage should be 5/8" type X drywall.
 - All other walls must be finished with 1/2" drywall.

Attachment 2:

BUILDING INSPECTION SCHEDULE

The City of Wood River conducts inspections to verify that all work complies with City Codes and Ordinances thereby protecting the health, safety and welfare of its residents.

For all inspections related to Building & Zoning, an appointment can be made by contacting the City at (618) 251-3100.

Inspections should be scheduled according to the following schedule:

FOOTINGS: 2 Inspections for new construction and additions

1. The first inspection will be conducted after the footings have been excavated and/or the forms are set.
 - Any rebar or reinforcement that will be used should be in place at this time. The Inspector will verify that the footings are of sufficient size to comply with the code and that the structure complies with the required setbacks.
2. A second inspection will be conducted when the concrete is being poured.

FOUNDATION: 1 Inspection

1. Poured foundation walls will be inspected to ensure that proper reinforcing is being used. The Inspector should be notified when the contractor is ready to pour the walls.

FRAMING: 2 Inspections

1. The first inspection should occur after the plate/sill has been installed and the floor sheathing has been delivered to the job site. This will allow the Inspector to check the termite shield and type of plate/sill used.
2. The second framing inspection should occur after the entire structure has been framed and enclosed.
 - All electrical and plumbing should be roughed in and uncovered.

DRYWALL: 2 Inspections

1. Before taping of the drywall to ensure all work has been performed properly.
2. The Inspector will check to ensure the drywall on the interior of the structure has been finished properly to serve as a smoke/fire barrier.
 - The drywall must be installed and finished for the inspection to occur.
 - Structures with an attached garage should leave the garage drywall unfinished until the Inspector has verified that the thicker drywall has been used between the garage and the rest of the structure.

FINAL INSPECTION: 2 Inspections

1. The Building Inspector should be contacted after all improvements are completed and all debris is removed. All site work should be finished as well.
2. The Fire Department should be contacted to inspect all electrical/mechanical work that has been completed. You may schedule an inspection by calling (618) 259-0984.

Diagram A:
Building Specifications

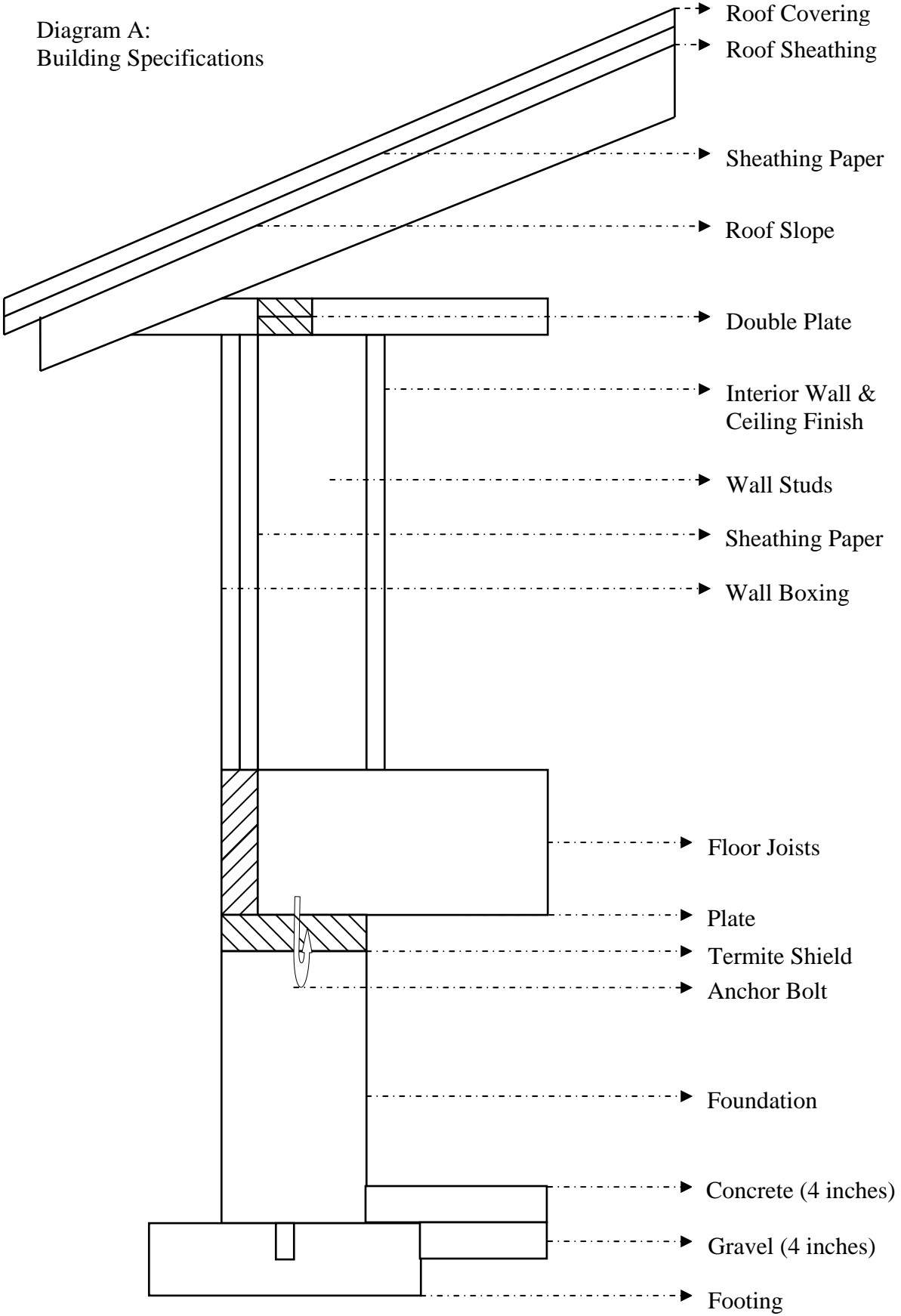


Diagram B:

Typical Site Plan

Owner is responsible for determining the exact location of property lines.
Site Plan must include measurements/dimensions of all structures relevant to the application for any City issued permit.

