

**VILLAGE OF CAHOKIA
DEPARTMENT OF CODE ENFORCEMENT
201 W. 4TH ST.
CAHOKIA, IL. 62206
(618) 337-9517 (618) 337-9518**

TO: Prospective Builders in the Village of Cahokia

SUBJECT: Regulations concerning construction in Cahokia

The enclosed summary of our building regulations are provided to guide and assist you in building a home or improving your existing home. Our goal is to make you aware of our minimum requirements so that your finished building will be an asset to you and your neighborhood.

You will not be issued a building permit until you have submitted **detailed plans** incorporating the enclosed guide lines. (It is also necessary to place your Permanent Parcel I.D. Number in the appropriate space at the top of the Building Permit Application. This may be obtained from your tax bill.)

The last page of your building permit application contains a site plan. This **must** be completed to insure zoning compliance. All existing buildings, sheds, garages, etc., must be placed on the site plan as they appear on your property including dimensions of side, rear and front setbacks (measurements from property lines to structures), as well as the proposed new construction.

Upon receiving a permit, you must have all inspections made as noted in the regulations. Failure to do so will result in a stop work order, which could lead to a \$500.00 fine. Additionally you will be required to have the inspection completed regardless of the cost to yourself in time and materials.

NOTICE TO ALL BUILDING CONTRACTORS

The following items will be required in all building plans submitted for approval:

- 1) Footing plan with structural details
- 2) Complete set of floor plans with structural details
- 3) Roof truss details

BUILDING INSPECTIONS

1ST INSPECTION:FOOTING:

Before it is poured with reinforcement rods in place.

2ND INSPECTION

FRAMING: After plumbing and heating have been roughed-in.

FINAL INSPECTION:

Before an Occupancy Permit is issued and habitation is allowed on burnout rehab or new home construction. Final inspection on existing structure modifications or room additions, after drywall is hung, before it is taped.

All building contractors must be licensed by the Village of Cahokia prior to issuance of Building permits. All Roofing and Plumbing contractors must be licensed by the State of Illinois and registered by the Village of Cahokia.

THE BUILDING PERMIT IS VALID FOR SIX (6) MONTHS AFTER ISSUANCE.

SEE ATTACHED FOR ELECTRICAL PRICES.

CALL (618) 337-9517 FOR BUILDING INSPECTION.

BUILDING PERMIT FEES			
Residential Construction		New and Fire Damaged Commercial	
Piers	25.00		
Porch	\$ 45.00	0 to 2,000 sq. ft.	\$ 100.00
Roof	45.00	2,000 to 4,000 sq. ft.	150.00
Garage-Carport	45.00	4,000 to 6,000 sq. ft.	200.00
Room Addition	45.00	6,000 to 10,000 sq. ft.	250.00
Shed	45.00	10,000 to 15,000 sq. ft.	400.00
Flood Letter	25.00	15,000 to 20,000 sq. ft.	500.00
Filling, paving, Grading, Footings	25.00	20,000 to 25,000 sq. ft.	600.00
Fire Damage (Residential)	100.00	25,000 to 30,000 sq. ft.	700.00
		30,000 to 35,000 sq. ft.	800.00
		35,000 to 40,000 sq. ft.	900.00
		40,000 to 45,000 sq. ft.	1,000.00

SEWER AND PLUMBING REQUIREMENTS

PLUMBING INSPECTIONS:

- A. Rough sewer plumbing to be inspected before backfill.
- B. Final work is to be inspected before covering with wall material.

**YOU MUST CALL THE STATE PLUMBING INSPECTOR
Bob Howlett (618) 656-6880
FOR ALL PLUMBING INSPECTIONS**

NOTICE TO ALL BUILDING CONTRACTORS

Building sewers:

- 1) Builders should verify elevation of service lateral before beginning construction.
- 2) There shall be at least three (3) foot difference in elevation between the basement floor or lowest floor elevation in the invert of the public sanitary sewer at the point of connection. Where such a structure is constructed with a basement or lowest floor elevation less than three (3) feet above the public sewer invert elevation, it shall be served by a sump pump discharging through a line that rises a minimum of three (3) feet above the invert of the public sewer.
- 3) All commercial sewers shall be a minimum of six (6) inches in diameter. Residential sewers shall be a minimum of four (4) inches.
- 4) Cleanouts:
 - a) Cleanouts shall not be more than one hundred (100) feet apart.
 - b) A cleanout shall be installed five (5) to ten (10) feet outside the basement or foundation wall and at each change of direction of the horizontal building sewer.
 - c) All cleanouts shall be a minimum of six (6) inches in diameter.

INFORMATION SHEET FOR RESIDENTIAL CONSTRUCTION

The following are minimum requirements for residential one-story frame structures, garages, and carports, room additions and tool sheds. Second story construction must be designed by a design professional & Architect, Structural Engineer, etc.) Detailed plans, drawings or blue prints are required before a building permit can be issued.

FOUNDATIONS:

- A. Footings (house) 8" thick by 18" to 24" wide by 36" below grade with reinforcement rods.
- B. Foundations (concrete) 8" thick or one concrete block
- C. Metal termite shield on top of foundation
- D. Treated bottom plate (wood)

WALLS AND ROOF:

- A. A minimum 16" centers on 2" x 4" walls
- B. Double 2" x 4" top plate on walls
- C. Roofs with a rise of 3" or more per foot of span are to be constructed as follows:
 1. Ceiling joist 2" x 6" (should not span more than 12 feet without a bearing wall).
 2. If 2" x 8" lumber is used, can span up to 16 feet (Exception to the rule – truss roof, bearing wall not required.)
- D. Roofs with a rise less than 3" per foot of span are to be constructed 16" on center with the following lumber.
 1. Span of less than 8' – rafters of 2" x 6" lumber
 2. Span of 8' to 12' – rafters of 2" x 8" lumber
- E. Headers must be double thickness and turned edgeways using the specified dimension lumber for appropriate opening as listed below:
 1. Opening dimension of less than 3' – headers of 2" x 4" lumber double edgeways
 2. Opening dimensions of 3' to 4' – headers of 2" x 6" lumber double edgeways
 3. Opening dimensions of 4' to 6' – headers of 2" x 8" lumber double edgeways
 4. Opening dimensions of 6' to 12' headers of 2" x 12" lumber double edgeways
 - If opening dimensions are in excess of 12', the Building Inspector must be consulted.

NOTE: INSPECTION OF ROUGH STRUCTURES IS REQUIRED BEFORE ANY FINISH WORK IS BEGUN.

MISCELLANEOUS:

- A. Attached room additions, garages, or carports are subject to the aforementioned specifications mentioned under FOUNDATIONS AND WALLS AND ROOF.
- B. On unattached structures, footing and foundation minimum depth below grade is 24" deep by 8" wide.
- C. Anchor bolts are required for attachments of sill plate to foundation wall on all structures as per the 2003 International Building Codes.
- D. All new homes, apartments, schools, commercial buildings or any other structures with off street parking must have parking surfaces paved and surfaced with P.C.C. concrete or asphalt concrete before an occupancy permit is issued. (Except existing structure additions or construction of accessory buildings to existing structures.)

You are responsible for keeping your construction site clean and orderly. Mud tracked onto the street from vehicles and equipment exiting the site must be cleaned up by the end of the day. Burning or burying trash on the site is STRICTLY PROHIBITED.