

Residential Inspections

Village of Shorewood Building Division
 One Towne Center Blvd., Shorewood, IL 60404
 Phone (815)553-2310 • Fax (815)744-6766



Required Inspections for New Residential Construction

- **Inspection Scheduling** - Call **815-553-2310** or **815-553-2309** **Inspection Voicemail**. Minimum of forty-eight (48) hour notice required for inspections. Final inspections, seventy-two (72) hours.
- **Blueprints** - approved plans (stamped/signed by Village) must be on-site for all inspections.
- **Construction Submittals** - submittals required during construction are listed in **Bold Underlined** text.
- **Violations** - Failure to comply with ordinances and inspection requirements constitutes a violation of the Shorewood Village Code, and applicant may face fines up to \$750.00 per violation per day. Failed inspections will be charged \$50.00 each, and payment is due at occupancy.
- **Occupancy** – Final Inspections shall NOT be conducted when furniture or personal items are on the premises. Occupancy prior to approval or illegal occupancy shall result in fines and legal action.
- **Construction Completion** – cash bonds may be posted when winter or adverse weather prevents completion of work. See the cash bond requirements at the end of this handout for details.
- **Municipal Code and Standard Construction Requirements** can be found at www.vil.shorewood.il.us

| Inspection: | Requirements: |
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| <p>Footings: Footings shall be drained of standing water and inspected prior to pouring.</p> <p>*See Cold Weather Regulations</p> | <p>Storm water inlets protected with silt fence, filter fabric/logs. Keep site, parkway and street clean; Port-o-let required. Footings minimum eighteen inch by ten inch (18" X 10"). Required Setbacks for foundation. Elevations with respect to approved grading plan. NO standing water or mud in footings. Concrete encased electrode installed to reinforcing bars and clamp listed for concrete encasement. <u>Submit Soils Test Report</u> signed and sealed by State of Illinois licensed engineer confirming the soil load bearing capacity.</p> |
| <p>Foundation Wall: Reinforcing rods required in walls and prior to pouring</p> <p>*See Cold Weather Regulations</p> | <p>Horizontal Rebar: three (3) #4 one half inch (1/2") rods: one foot up from top of footing, midpoint of wall and one foot down from top of wall. The top rod must offset over top of escape window. Vertical Rebar: per IRC requirements. Wall centered on the footing. Proper size of wall. Straightness & plumb of foundation wall.</p> |
| <p>Backfill: Inspection prior to backfilling the wall.</p> | <p>Wall damp proofing. Footing drain pipe with filter fabric and gravel, minimum twelve inches (12") over tile. Location of sump pit & drain</p> |

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| <p>Backfill (continued):</p> | <p>Window wells securely attached. Drains in the window wells. Anchor bolts & spacing, maximum six feet (6') o.c. and minimum twelve inches (12") from the corners. Bracing of walls if beams and concrete slab are not installed.</p> |
| <p>Underground: Inspections shall be made prior to concealing.</p> | <p>Underground plumbing (underground electric if slab) inspection required. Provide ladder on site.</p> |
| <p>Garage: Inspection made prior to pouring the concrete. *See Cold Weather Regulations</p> | <p>Welded wire six inch by six inch (6" X 6") or fiber mesh. Fill with three to four inches (3-4") stone, topped with four inches (4") of three quarter inch (¾") stone (no clay or dirt fill). Slab shall be minimum four inches (4") thick. Six inch (6") gas ledge into house. Slope floor towards garage door opening for drainage.</p> |
| <p>Basement: Inspection made prior to pouring concrete. *See Cold Weather Regulations</p> | <p>6-mil vapor barrier seams overlapped twelve inches (12"). Underground plumbing must be approved prior to pouring; Radon mitigation required by State Energy Code. Slab shall be minimum four inches (4") thick. Sump pit shall be a minimum of two inches (2") above basement floor. Basements must have access to the outside by means of an escape window thirty-two inches (32") in width and thirty-six inches (36") in height; horizontal rebar above and vertical at sides. Protective covers shall be required over emergency escape window well openings per code requirements.</p> |
| <p>Spot Survey:</p> | <p><u>Submit Foundation Survey</u> prior to Electric Service inspection.</p> |
| <p>Electric Service:</p> | <p>Ground connected to ground rod and electrode. Panel box covered. Upon approval, Village will notify Com-Ed to connect service.</p> |
| <p>Water & Sewer Tap: Water service and sanitary sewer shall be installed in separate trenches with a minimum of ten feet (10') horizontal separation. Water service shall be a minimum of five feet (5') below grade. Full size sewer cleanout shall be located within five feet (5') of building.</p> | <p>Call 815-553-2310 to schedule, a min. 48-hour notice is required. Water service buffalo boxes cannot be located within concrete (driveway, drive apron or public walk) under any circumstances. No couplings, splices, joints, etc. are allowed between the tap and the b-box, and the b-box and the house.</p> |
| <p>Storm Sewer Connection:</p> | <p>Call 815-553-2310 to schedule, a min. 48-hour notice is required.</p> |
| <p>Rough Inspections: Inspection of all rough-ins made prior to installation of insulation. The roof shall be weather tight and the window openings shall be sealed. Housewrap will also be inspected at this time.</p> | <p>Framing: Truss drawings on-site; drywall backing; fire stopping around all holes in floors, studs and walls; chimney fire stopping and clearance; double floor joist below interior load bearing walls; headers; bracing; joist overlap minimum four inch (4"); stairways thirty-six inch (36") width, ten inch (10") minimum tread, seven and three quarter inch (7-¾") maximum rise; handrails required for four (4) or more risers; six foot eight inches (6'-8") minimum head room clearance; bridging; flashing; beam bolts and anchor bolt</p> |

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| <p>Rough Inspections (continued):</p> | <p>spacing; anchor bolts tightened; anchor bolts on middle third of sill; hurricane clips; lateral wall bracing for walls over eight feet (8'0") high; stiff backs; notching; boring; shield plates; safety glass in hazardous locations; window child fall protection.</p> <p>Electrical: Wires are required to be pulled prior to rough inspection. Conduit must be rigid metallic. Tamper resistant receptacles required per NEC 2011.</p> <p>Mechanical: <u>Submit Blower Door or Air Leakage Reports</u>, as required by IL Energy Code; dryer exhaust length labeled, maximum thirty-five foot (35') run, capped if dryer not installed by final; Whole house mechanical ventilation required. Range hoods that exhaust over 400 cfm require fresh air intake/makeup air.</p> <p>Plumbing: <u>Submit Stack Test Results (at inspection)</u>. System shall be tested with water or air; all hot water piping shall be insulated from the water heater to the fixture(s); fixtures shall be labeled Water Sense product, as specified by EPA, when such labeled fixtures are available per municipal ordinance.</p> <p>Radon: Passive Radon system requires future power source in attic and must be accessible, sump pit shall be covered with a gasketed sealed lid, and exposed and visible vent pipes identified.</p> |
| <p>Insulation: Inspection made prior to the installation of the drywall.</p> | <p>Fire-stopping (non-combustible materials) for penetrations. Fire-stopping all vertical and horizontal connections.</p> <p>All joints, penetrations, doors and windows shall be caulked, gasketed weather-stripped, or otherwise sealed. Conduit in slabs, gaps and openings in concrete (behind tubs and shower on exterior walls) need to be sealed.</p> <p>Attic R-38 (performance) or R-49 (prescriptive); Walls R-13.</p> <p>Engineered floor joist (I-beams, TJI's, trusses) on first floor require fire protected basement ceiling (drywall, flak jacket, etc.)</p> <p>NO paper-backed insulation in unfinished basements.</p> <p>Drywall under stairs required.</p> <p>Garage drywall on interior walls.</p> <p>Type X drywall on garage ceiling if second floor above.</p> |
| <p>Final Inspections: Inspection is made when all work is completed and prior to any type of occupancy. No furniture can be brought in until the Occupancy permit is issued. If there are workers still doing work when the inspector arrives he will red tag the job and a re-inspection will be required.</p> <p>*See Cold Weather Regulations</p> | <p>Completed Electrical: GFCI where required per NEC; arc-fault protection; GFCI receptacles; Tamper-resistant receptacles; interior & exterior lighting; ground panel box; bonding of water pipe at water meter; bonding of gas and water line; interconnected smoke detectors; carbon monoxide detectors required outside each separate sleeping area; 20 amp circuit for sump pump, ejector pump, dishwasher and garage GFCI. All lights in working condition. Access to whirlpool motor.</p> <p>Completed Plumbing: Plumbing fixtures; water meter; water heater; future openings capped; sump pump connection & overhead sewers.</p> <p>Completed HVAC: Installation of furnace, ducts, vents & flue.</p> |

Final Inspections (continued):

Covers on duct openings; Energy certificate at furnace.

Completed General: Interior and exterior painting, staining, caulking; interior trim; kitchen & bath counter tops, cabinets & flooring; guardrails and handrails; interior & exterior doors; windows, screens; safety glass in hazardous locations; garage doors; one (1) hour separation between house & garage; house numbers five inch (6") minimum height per municipal code, no script; chimney spark arrestor; fireplace chimney cricket.

Completed Utilities: Buffalo Box set to final grade.

Completed Concrete: Driveway shall be minimum five inches (5") concrete on minimum four inches (4") compacted three quarter inch (3/4") clean or crushed stone (no pea gravel). All portions of the driveway shall include six inch by six inch (6"x6") welded wire or fiber mesh.

Completed Concrete: Driveway apron (and public sidewalk within apron) shall be six inches (6") of concrete on four inches (4") compacted three quarter inch (3/4") clean crushed stone (CA-6 preferred). Expansion joint shall be used between driveway and sidewalks. Two (2) #4 reinforcing bars, ten (10) feet long shall be used over all utility trenches for new sidewalks. New public walk must be pinned to existing with three (3) rebar.

Completed Concrete: Public Walk (not within apron) shall be five (5") of concrete on four inches (4") compacted three quarter inch (3/4") clean crushed stone.

Completed Concrete: Patios and Service Walks shall be minimum four inches (4") concrete on minimum four inches (4") compacted three quarter inch (3/4") clean or crushed stone (no pea gravel). Patios shall include six inch by six inch (6"x6") welded wire or fiber mesh.

Completed Concrete: Stoops shall be poured on a minimum four inches (4") compacted three quarter inch (3/4") clean or crushed stone (no pea gravel).

Completed Final Grading: Submit As-Built Survey two (2) weeks prior to request for Final Inspection. Sump pump line connected to storm sewer system.

Completed Landscaping & Parkway Tree(s): downspouts directed away from foundation, walks and driveways.

* **Cold Weather Regulations:** Outside flatwork is not allowed to be poured from January 1 to April 1 due to inclement weather conditions. Basement and garage slabs can be poured during these months as long as the home is roofed over and the area is heated at least twenty-four (24) hours prior to and after the pour is

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| <p>Final Inspections (continued):</p> | <p>made. See complete cold weather concrete regulations for footing and foundation wall requirements.</p> <p><u>Construction Completion Cash Bond Requirements:</u> Bonds may be posted when winter or adverse weather prevents completion of work. All work shall be completed no later than six (6) months from date of occupancy, and request for return of any cash deposits must also be submitted to the Village within six (6) months from date of occupancy (Request for Release of Bond form). Re-inspection fees are non-refundable.</p> <p><u>Cash Bond Amounts:</u> Final Survey \$1,000, Landscaping (sod) \$5,000, Parkway Tree \$500 (corner lot \$1,000), Drive/Apron \$5,000 (asphalt \$2,000), Public Walk \$1,500 (corner lot \$3,000), Service Walk \$500.</p> |
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