



Residential Typical Building Construction Notes

(as applicable)

VILLAGE OF NORTHBROOK
Development & Planning Services
1225 Cedar Lane Northbrook, Illinois 60062
847 272-5050, FAX: 847 272-5068
www.northbrook.il.us

In an effort call your attention to some frequently overlooked code requirements here in Northbrook, below are some code comments that may apply to your project and may not have been included on the attached permit drawings.

GENERAL

G1	Nbk Mun. Code (N.M.C.) Sec.6-203	Construction Site Fencing for New Buildings & Additions / Alterations (where no one resides during construction) – Provide and maintain 6’ high chain link fencing around all new building sites and addition/alteration sites where there are no occupants residing during construction.
G2	Nbk Mun. Code Sec.6-203	Construction Site Fencing for Additions - Provide and maintain 4’ high fencing to enclose all open excavations for additions until the foundation is backfilled and first floor deck is completed.
G3	2006 IBC 3307.1	Excavation - Protection of Adjoining Property – For all areas indicated as requiring protection for the surrounding/adjoining ground/paving surfaces, strictly comply with the design solution contained with the permit documents. Provide written notice (not less than 10 days prior to the scheduled starting date of the excavation) to the adjoining owners advising them that excavation will be made and that the adjoining building shall be protected.
G4	Nbk Mun. Code Sec.6-205(4)	Construction Portable Toilet -Provide and maintain an approved portable toilet for new structure & addition construction sites (unless there is one available on the construction site). The portable toilet must be a minimum of 6 feet from all property lines.
G5	N.M.C. (Ord. 01-42, Sec.6-15 (5))	Dumpsters - Construction debris and refuse containment shall be required for all job sites. Containment shall be within a dumpster, structure, or container that can be covered during non-work hours to prevent windblown debris.
G6	N.M.C. Sec. 19-88	Address Display – Provide the site address on the building with 3” high (min.) numerals.
G7	2006 IRC R326.1 amended	Automatic Fire Protection (Sprinkler) System compliant with NFPA 13D is required for any: <ul style="list-style-type: none">• New residence• Addition or alteration (including basement finishing)of an existing residence that has a fire protection sprinkler system A separate Fire Protection Permit Application submittal is required to be submitted for review and approval (<i>see below</i>)

ZONING

Z1	Nbk Mun. Code, Section 6-5 (a)	Spot Survey – Submit a spot survey, prepared by a registered land surveyor, before any framing begins for all new single family residences and residences where a zoning variance has been granted (<i>exception - 2nd story addition directly above existing 1 story residence</i>).
Z2	Nbk Zoning Code	Air Conditioning Condenser Location - Air conditioning condenser units are not allowed to encroach into any required front, side or corner side yard.

CIVIL ENGINEERING

CE1		Downspout Discharge - The discharge from downspouts shall be directed to the front or rear of the building and not extend more than 5 feet from the structure.
CE2		Excavated Materials - Any excavated soil/materials not to be used for backfill shall be immediately removed from the site. No on-site stockpiling of excavated materials is allowed, with the exception of topsoil for final grading purposes.
CE3		Alteration of Existing Grades - No alteration of the existing ground elevations shall be performed in order to maintain the existing drainage pattern and ensure that all tributary areas from the adjacent lots will continue to drain into the subject site.
CE4		Disturbed Lawn in Parkways - All disturbed parkway lawn areas within the public right-of-way shall be restored with 6 inches of pulverized topsoil and sod within 5 calendar days of disturbance, weather permitting. All sod must be watered as required to sustain growth.
CE5		Zoning Setbacks - Always refer to the approved zoning documents for all setback dimensions.
CE6		J.U.L.I.E. - Contact J.U.L.I.E. @ 1-800-982-0123 before excavating.
CE7		Tree Protection - <i>see Tree category</i>

ARCHITECTURAL

A1	2006 IRC R308	Safety Glazing - Provide safety glazing at all required locations, including tubs where the glazing is less than 60" above the drain inlet, adjacent to exterior doors, etc.
A2	2006 IRC R708	Flashing - Approved corrosion-resistant flashing shall be provided at the top and sides of all exterior windows and door openings, wall/roof intersections and other required locations.
A3	2006 IRC R702.1	Drywall on Exterior Walls Below Tub - Provide ½” drywall (or acceptable draftstop material) on exterior walls below tubs.
A4	2006 IRC R303.3	Bath Exhaust – For baths without natural ventilation (3sf min req’d), provide mechanical ventilation (50 cfm intermittent or 20 cfm continuous). Exhaust directly to the outside.
A5	2006 IRC R313.2.1	Smoke Detectors - Smoke detectors shall be installed in each bedroom, in the immediate vicinity of bedrooms, on each story and in the location of all heating units. Smoke detectors are not required to be interconnected and hard wired unless other remodeling considerations require the removal of the appropriate wall and ceiling coverings to facilitate the concealed interconnected wiring.
A6	2006 IRC R313.4 amended	Carbon Monoxide Detectors – Carbon monoxide detectors shall be installed as follows: 1 per floor; within 15’ of bedrooms. Power source should be the same as required for smoke detectors.

A7	2009 IECC	Insulation for Ducts & Piping – Ducts or pipes in the thermal envelope walls or ceilings/floors must not reduce the required insulation R-value of that component. Supply ducts in unconditioned attics must be insulated with R-8 minimum, all others R-6. Mechanical piping carrying heated or chilled fluids must be insulated with R-3 minimum; circulating service hot water piping must be insulated with R-2 minimum.
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STRUCTURAL

S1	2006 IRC R502.7.1 amend.	Floor Joist Bridging - Provide floor joist bridging for floor joist 8' on center (max.).
S2	2006 IRC R 802.10.2	Floor &/or Roof Trusses - Have available, at time of inspection, the truss design drawings bearing the structural engineer's seal.

MECHANICAL

M1	2006 IFGC	Gas Utilization Equipment (including fireplaces) - Any gas utilization equipment that is listed, installed per the listing, states acceptable for installation in sleeping rooms, has outside combustion air, and has 50 cu. ft. of make-up air per 1000 btu's input in the room it is installed, is acceptable. Direct vent fireplace equipment may be installed anywhere, including bedrooms.
M2	2006 IRC M1502	Clothes Dryer Vent - Provide an independent dryer vent system to the exterior of the building.

ELECTRICAL

E1		Smoke & Carbon Monoxide Detectors – <i>See comments in architectural category.</i>
E2	2005 NEC 110.26	Electric Panel Working Space - Provide 36" (min.) work space in front of electric service panels.
E3	2005 NEC 410.8 amended	Closet Light Fixture - Provide flush recessed fixture with solid lens or a ceiling mounted fluorescent fixture with lens cover in all closet areas unless there is 12" horizontal clearance from edge of shelving in the closet area. Fixtures used within the 12" clearance must maintain minimum 6" clearance from shelf edge.
E4	2005 NEC 210.12	Arc-Fault Circuit Interrupter - All branch circuits that supply 125-volt, single phase, 15 and 20 ampere outlets installed in dwelling unit bedrooms shall be protected by combination arc-fault circuit interrupter(s).
E5	2005 NEC 210.8 amended	GFCI Receptacles - Provide G.F.C.I. receptacles at all kitchen counters, bathrooms, exterior, garage, unfinished basement locations and outlets within 6' of wet locations.
E6		Electrical Service - A 400 amp service upgrade may be required if the actual electrical loads for the house exceed the safety margin established by the NEC. <i>Load calculations may be requested to justify the service size.</i>
E7	2005 NEC 210.70	3 Way Light Switching - Provide 3-way and 4-way switches at all entry/exit points in all rooms and hallways with more than 1 means of entry.
E7	2009 IECC	For the prescriptive method of meeting the Energy Code, 50% of all lamps must be high-efficacy type.

PLUMBING

P1	2006 IPC 701.3.1 amended	Sewer Pipe Installation - Ductile iron pipe ASTM A377 shall be installed for all new sanitary and storm sewer services that penetrate the foundation wall through a sleeve to a point that the piping is being supported on approved bearing ground.
P2	2006 IRC R305.6 amended	Plumbing Pipe Protection From Freezing - Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperature unless adequate provision is made to protect such pipes from freezing by insulation and heat.
P3	2006 IPC 421.5 amended	Access Panel at Whirlpool Tub - If tub is to be whirlpool type, all motors, pumps and associated controls must have an accessible removable access panel. This panel is to be open at the time of final inspection.

FIRE PROTECTION

FP1	NBK Ord. 07-19	Fire Protection System (sprinklers) – All new residences (and any existing residences that have a fire protection system, and are being altered) are required to provide a fire protection system (or modify the existing system) in accordance with NFPA 13D. This system (or modification) requires a separate Fire Protection Permit Application is to be submitted for review and permit issuance; the fire protection work is not included in the building construction permit.
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TREE

T1	NBK Mun. Code Sec. 25-14	Tree Protection - The contractor shall provide and maintain tree protection in accordance with the approved tree preservation plan and tree protection detail provided herein and in accordance with all local requirements for all parkway and private trees on the subject lot that will be within the limits of the proposed work, access to the site, storage of material, etc... The tree fencing shall remain intact during the entire duration of the construction project. For any reason during the project, the tree protection fencing needs to be moved, the Tree Preservation Officer is to be contacted at 847-272-5050 ext. 4215.
T2	NMC Sec. 25-10	All tree removal must be approved by the Village's Tree Preservation Officer, (847-272-5050 ext. 4215). A separate permit will be issued for any tree removals.
T3		Before performing work on any Village owned right-of-way you will need to contact the Village Forester at Public Works 847-272-4711 ext. 3203 to find out if you will be required to post monies for any parkway trees that may be affected.

CONSTRUCTION & DEMOLITION DEBRIS RECYCLING

CD1	NBK Ord. 08-53	<p>Construction and Demolition Debris (C&DD) Recycling Program – If this project falls within the following categories:</p> <ul style="list-style-type: none"> • Construction of new structures of 2,000 square feet or more of gross floor area; • Renovations of 10,000 square feet or more of gross floor area; or • Demolition of 1,500 square feet or more of gross floor area; <p>then C&DD Recycling will be a condition of your permit. Please contact Jim Baxa, @ 847 272-5050, ext. 4255, for reqmts.</p>
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