

DEWITT COUNTY
DEPARTMENT OF PLANNING & ZONING
201 WEST WASHINGTON STREET, P.O. BOX 439
CLINTON, ILLINOIS 61727-0439 • 217-935-7775

-FOR OFFICE USE ONLY-

Township _____
Sec. _____ T _____ R _____
PERMIT No. _____
Date Issued _____
Exp. Date _____
Zoning _____
Flood Data _____
Health Dept. _____
Fee \$ _____ Paid _____

NOTE: NO permit will be issued until this application has been completed and submitted to the DEPARTMENT.

Fill in those sections below which apply to your proposed project, leave others blank.

Applicants Name _____ Daytime Phone _____
Applicants Address _____
Owners Name _____ Daytime Phone _____
Owners Address _____
Applicants Interest in Property _____
Mail Permit To _____
Legal Description of Property _____
Property Number _____

Application is hereby made for permission to erect, construct, reconstruct, alter, make addition to, move, or for the installation of buildings, structures, or for the use(s) of buildings and/or land(s) as checked and described below:

- PRINCIPAL BUILDING: [] Single-family (site built) [] Single-family (Modular/sectional) [] Multi-family (site built) [] Multi-family (Modular/sectional) [] Commercial [] Industrial [] Institutional [] Public [] Agricultural (farm building) [] Mobile Home [] Other (specify)
ACCESSORY BUILDING: [] Attached Garage [] Detached Garage [] Covered Patio [] Porch [] Storage Shed [] Other (specify)
INCIDENTAL BUILDING/STRUCTURE: [] Beezeway [] Fence [] Swimming Pool [] Antenna [] Tower [] Other (specify)
REMODELING: [] Room Addition [] Move Building [] Repair [] Other (specify)
CERTIFICATE OF OCCUPANCY: [] Building to be moved [] Change in use [] Special Use Permit [] Variance Permit

The specific use of the new building or property will be _____
Estimated total cost of construction \$ _____ Acreage or Square Feet of Property _____
Size of building/addition _____ ft. x _____ ft. No. Sq. Ft. in Building _____ Survey is Attached: Yes _____ No _____
Height in ft. _____ No. of Rooms _____ No. of Dwelling Units _____ No. of Parking Spaces _____ No. of Employees _____
Architect _____ Address _____
Contractor _____ Address _____

In consideration of this application and attached forms being made a part thereof, and the issuance of permits, I/we will conform to the regulations set forth in Title 15, Chapter 152, (Zoning) of the DeWitt County Code, as amended. I/we also agree that all work performed under said permit will be in strict accordance with the plans and plot diagram, which accompanies this application, except for such changes as may be authorized by the Administrator, and that I/we will use the building and/or land solely for the following purposes.

AGRICULTURAL RESIDENTIAL COMMERCIAL INDUSTRIAL INSTITUTIONAL PUBLIC
(Circle the use which applies)

I/we further state that I/we make this application in order to induce the Department of Planning and Development, DeWitt County, Illinois, to issue its official permit for the use(s) stated and described herein. By my/our signature(s) below, I/we do hereby grant permission to and do authorize entry into and upon the named premises by any authorized personnel of the DEPARTMENT for official zoning purposes.

Before signing, read reverse side.

Signature of Applicant _____ Dated _____ Signature of Owner _____ Dated _____

FEE AND PLOT PLAN MUST ACCOMPANY THIS APPLICATION

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Construction Type _____

Use(s) of Above _____

PUBLIC HEALTH

Approval for the sewage disposal and water supply systems **must** be obtained from the DeWitt-Piatt Bi-County Health Department **before** a permit will be issued by the Planning and Development Department for construction or occupancy.

BUILDINGS

All new buildings and structures hereafter erected, shall conform to all requirements of the Title 15, Chapter 152, (Zoning) DeWitt County Code, as amended. Permits are required for all new buildings and structures.

REMODELING & ALTERATIONS

Any remodeling, alteration, room addition, or change which increases the size, shape, or dimension of a building or structure shall conform to all of the requirements of the Title 15, Chapter 152, (Zoning) DeWitt County Code, as amended. Permits are required for any such remodeling or alteration.

CHANGE OF OCCUPANCY

No change in the occupancy of land, or any change of the use or occupancy in a new or existing building, other than for single-family dwellings, shall be made until an "occupancy permit" has been issued by the Administrator, stating that the new use complies with the provisions of the Title 15, Chapter 152, (Zoning) DeWitt County Code, as amended.

INSPECTIONS

Any new or altered building and/or structure, or any land is subject to inspection to insure that all activity is carried out according to the provisions of the Title 15, Chapter 152, (Zoning) DeWitt County Code, as amended.

VIOLATION & PENALTIES

Any person, firm, company, or corporation, violating the provisions of the Code, is subject to the fines and penalties as provided by law.

PERMIT

Date of Issuance _____

Expiration Date _____

This PERMIT is granted upon the express condition that only such construction or improvements as located on the revised plot plan forming a part hereof and described in the application appearing on the reverse side hereof may be effected, that no error or omission in either plans or application, whether said plans and application have been approved by the Department or not, shall permit the applicant to construct or to use in any manner other than that provided for in the DeWitt County Code.

Administrator

Fee of \$ _____ paid _____

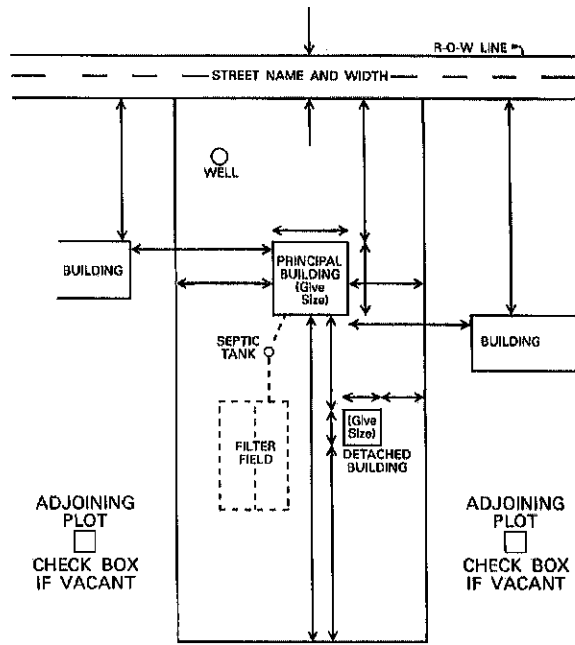
Issued By _____

PLOT PLAN

IMPORTANT DATA REQUIRED

1. Show all lot dimensions, lot size, and lot shape.
2. Show all utilities, easements, buildings, and water-courses.
3. Locate all buildings/structures on lot with dimensions of each to the property lines and road right-of-ways.
4. Show all buildings within 100 feet of your lot line on either side.
5. Show proposed structures, accessways, parking areas, loading and unloading areas, sign location, location of well and sewage disposal system, utility plan, and surface drainage.
6. State if your facility is existing or proposed.
7. Show profile of ground surface, whether flat, or direction of slope(s).
8. Arrow indicating NORTH direction.

NOTE: Approval for sewage disposal system must be obtained from the DeWitt County Health Department before a permit will be issued by the Zoning Department for construction or for occupancy.



EXAMPLE

SKETCH YOUR PLOT PLAN BELOW BY SUPPLYING COMPLETE INFORMATION

(Note Example Above)

PERMIT NO. _____

No deviation from Plot Plan below unless approved by the Department.

FOR SIGNS: In addition to items 1-8, applicable above, record hereon, exactly, the wording as it will appear on the sign face. Supply dimensions of sign, and whether it will be single or double faced. NO FLASHING LIGHTS ARE PERMITTED.

INSPECTION RECORD

Applicant's Name _____ Parcel # _____

Their Address _____

Permit # _____ Issued on _____ E-911 # _____

The signature of the Zoning Administrator notes approval of this project based upon inspections made as to its conformity to the regulations set forth in Title 15, Chapter 155 (Zoning), of the DeWitt County Code, as amended, and that the work performed by the applicant has been completed in strict accordance with the Plot Plan and any other diagrams, drawings or plans attached to this Permit (except for such changes as were authorized by the Administrator).

Signature _____

Dated _____

Staking Inspection

Call for inspection was received on _____

The inspection was made at _____ AM/PM on _____

The staking was found to be (as permitted) (not as permitted).

Inspection made by _____

Foundation inspection (90Days)

Call for inspection was received on _____

The inspection was made at _____ AM/PM on _____

The foundation was found to be (as permitted) (not as permitted).

Inspection made by _____

Enclosure of Building (150 Days)

Call for inspection was received on _____

The inspection was made at _____ AM/PM on _____

The enclosure was found to be (as permitted) (not as permitted).

Inspection made by _____

Final Inspection

Call for inspection was received on _____

The inspection was made at _____ AM/PM on _____

The final was found to be (as permitted) (not as permitted).

Inspection made by _____



DeWitt County
Department of Zoning and Planning
Aaron Paque, Administrator

Dewitt County Building
P. O. Box 439
Clinton, IL 61727-0439
Phone 217-935-7775
apaque@dewittcountyill.com

NOTICE OF PUBLIC ACT 815 ILCS670

August 3, 2020

Effective: January 1, 2005

TO ALL NEW HOME BUILDERS

This is to inform you that under the Public Act 815 ILCS 670 you have some recourse regarding the use of Building Codes. The law states that in any municipality that has not adopted a building code, the following shall apply to a single-family home or a dwelling containing 2 or fewer apartments, condominiums, or town houses:

- A. The home builder and the home purchaser can agree to use a building code that is used by a municipality within 100 miles of the prospective home site, or:
- B. If the home builder and the home purchaser fail to agree on a residential building code, or if no residential building code is stated in the contract, the following codes will automatically apply:
 1. The plumbing code promulgated by the Illinois Department of Public Health under Section 35 of the Illinois Plumbing License Law.
 2. The National Electric Code as adopted by the American National Standards Institute.
 3. The International residential Code.

In the instance where a home is constructed for resale, sometimes referred to as a spec home, the builder must certify to the buyer that the home was constructed in compliance with B. 1., 2., and 3. listed above.

The law does not speak to who oversees an inspection for possible violations, but it will not be DeWitt County.



Dewitt County
Department of Zoning and Planning
Aaron Paque, Administrator

Dewitt County Building
P. O. Box 439
Clinton, IL 61727-0439
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NOTICE OF PUBLIC ACT 096-0704

August 26, 2020

TO ALL COMMERCIAL BUILDERS

After July 1, 2011, no person may occupy a newly constructed commercial building in a non-building code jurisdiction until:

- (1) The property owner or his or her agent has first contracted for the inspection of the building by an inspector who meets the qualifications established by the board; and
- (2) The qualified inspector files a certification of inspection with the municipality or county having such jurisdiction over the property indicating that the building meets compliance with the building codes adopted by the Capital Development Board based on the following:
 - (A) The 2006 or later editions of the following codes developed by the International Code Council:
 - (1) International Building Code
 - (2) International Existing Building Code
 - (3) International Property Maintenance Code
 - (B) The 2008 or later edition of the National Electrical Code NFPA 70

This section does not regulate any other statutorily authorized code or regulation administered by State agencies. These include without limitation the Illinois Plumbing Code, the Illinois Environmental Barriers Act, the International Energy Conservation Code, and administrative rules adopted by the Office of the State Fire Marshal.

In order to have sufficiently filed verification of inspection experience, the individual shall have fulfilled one of the following requirements:

- (a) Obtained professional licensure as an architect or engineer in Illinois;
- (b) Received a "Proper Identification" card through Illinois State Board of Education procedures as a qualified building inspector/plan reviewer (23 ILL. Adm. Code 180);
- (c) Qualified by an apprentice program certified by the US Department of Labor's Office of Apprenticeship.