



**CITY OF GENOA APPLICATION AND PERMIT**  
**Phone 815-784-2327 for inspection**  
**8:30-5:00 Monday-Friday**  
**Portion Completed by Applicant**

**Project Address** \_\_\_\_\_, **Genoa, IL 60135**

**Applicant/Owner Name** \_\_\_\_\_

**Daytime Phone Number** \_\_\_\_\_

**Contractor Name** \_\_\_\_\_

**Contractor Address** \_\_\_\_\_

**Contractor Phone Number** \_\_\_\_\_

**Cost of Project** \_\_\_\_\_

**Type of Project** (Please circle project type or write in empty box if not listed)

\*Please look at Appendix A for the Fee Schedule\*  
 \*\* Items in red require a Plat of Survey\*\*

Air Conditioner	Driveway	Furnace	Shed
Deck	Door	Hot Water Heater	Siding
Demo	Electrical Service	Pool (Above or Below)	Windows
Detached Garage	Fence	ReRoof	

UNDER PENALTIES OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I declare that I have examined and/or made this application and it is correct to the best of my knowledge. I agree to construct said improvement in compliance with all provisions of the Building and Zoning Ordinances and all amendments thereto. I realize that the information that I have affirmed hereon forms a basis for the issuance of a building permit.

I also understand that as a homeowner, I am responsible for complying with subdivision Codes, Covenants & Restrictions of the property address, if any exist. The City of Genoa is not liable for any action that a property owner takes in contradiction to applicable subdivision CC&R's.

**Signature** \_\_\_\_\_ **Date of Application** \_\_\_\_\_

**\*For Office Use Only\***

**Permit Number** \_\_\_\_\_ **P.I.N.** \_\_\_\_\_

**Date Issued** \_\_\_\_\_ **Date Expires** \_\_\_\_\_

**Amount Received** \_\_\_\_\_ **Check/Cash/C.C.** \_\_\_\_\_

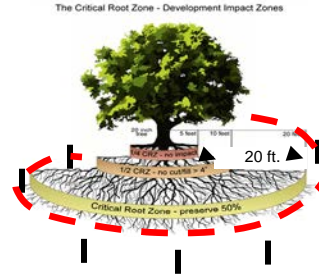
**Approved By:** \_\_\_\_\_

## TREE PROTECTION PERMIT FORM

The parkway tree protection permit for construction activity is required if there are existing trees located in the City's parkway either in the front yard or the corner yard.

### A public tree protection permit is required for any building permit that involves:

- The construction of a new building or structure
- Site improvements
- Any type of remodeling
- Roofing
- Flat work (concrete or asphalt paving)
- Fencing
- Paver brick work
- Other \_\_\_\_\_



### Construction Activity Zone:

- Do not place any type of dumpster, building materials or equipment under a tree.
- Do not clean equipment under any tree.
- Do not make any grade changes, cut or fill under a tree or in the critical root zone that extends 20 feet from the furthest edge of the tree canopy.

It is the responsibility of the contractor and building permit holder as a condition of the permit to protect all public trees (including a neighbor's tree) located on the adjacent parkway/ public right-of-way that may be affected or damaged by construction activities. Any area under a parkway tree extending outward to the end of the tree canopy is designated as the tree protection zone. If a tree extends over a sidewalk or driveway, the protection zone would continue to the end of the canopy.

Depending on the type of construction activity, the City may cordon-off the tree protection area with stakes and ribbon. Once installed, the contractor and the building permit holder would be responsible to maintain the stakes and ribbon throughout the duration of the project. When the work is completed, the permit holder is required to notify the City to have the stakes and ribbon removed.

Upon inspection by the City, failure to meet the above requirements would be an ordinance violation and may warrant a penalty as prescribed in Title 7, Section 4, of the City's Municipal Code and the Public Works Director Public may have the work stopped until the construction activity is guarded with a substantial fence that would be installed by the building permit holder at their cost.

Name: \_\_\_\_\_ Date: \_\_\_\_\_ Permit Number: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**A tentative start date is required. Date:** \_\_\_\_\_ The applicant is also required to contact the Public Works Department, Janice Melton at (815) 784-2271, if the construction activity starts before or after the tentative start date.

## TREE PLANTING REQUIREMENTS

**New home construction** requires a parkway tree(s). The number of trees required to be planted are determined by the length of the property along the street abutting the front yard and the corner yard. The length of both yards are **not combined** and are measured separately to meet the minimum requirement for one parkway tree per 80 feet in length of property for each of the applicable yards. The City will determine the type of tree, the site location, and plant the tree(s) per the Arboricultural Specifications after the occupancy permit is approved by the City subject to the planting schedule. (Spring 3<sup>rd</sup> wk April – 1<sup>st</sup> wk June) (Fall 1<sup>st</sup> wk September – 3<sup>rd</sup> wk October)

For additional information, please contact the Public Works Department, Janice Melton at (815) 784-2271.

**New Home Construction:** Yes \_\_\_\_\_ No \_\_\_\_\_ (Front Yard Length: \_\_\_\_\_ FT. - Number of Trees to be planted: \_\_\_\_\_)

(Corner Yard Length: \_\_\_\_\_ FT. - Number of Trees to be planted: \_\_\_\_\_) (**Total number of trees to be planted:** \_\_\_\_\_)

Number of existing parkway trees: (Front Yard \_\_\_\_\_) (Corner Yard \_\_\_\_\_). Is the tree(s) located closer than 15 feet from the proposed driveway approach Yes \_\_\_\_\_ No \_\_\_\_\_.

**Official Use:** Email to JM/C: RG  
- For new homes w/out trees, email the plat of survey.  
- New homes w/existing trees, email plat of survey and site plan showing driveway.  
- Tree protection permit, email the completed permit form.



**Requirements for Construction of an Unenclosed Deck**

Applicant's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone number: \_\_\_\_\_

**Information to be submitted when applying:**

- 1. Completed Building Permit Application
- 2. A plat of survey showing the proposed deck, drawn to scale.
- 3. The proposed location shown on the plat showing distance to the lot lines and other structures.
- 4. Deck shall comply with all side yard requirements for the principle structure; rear yard minimum is fifteen feet (15').
- 5. Provide drawings or plans indicating construction details, including type and size of all lumber. Flashing at exterior walls is required.
- 6. Maximum size: ten percent (10%) of the lot area.
- 7. Decks more than thirty inches (30") above the surrounding grade must have a thirty-six inch (36") guardrail. Guardrails shall have an intermediate rail that does not create a ladder like effect, which will not allow the passage of a four inch (4") sphere.
- 8. Stairs: Minimum width thirty-six inches (36"); minimum tread ten inches (10") (nose to nose); maximum riser seven and three-quarter inches (7 ¾"); a hand rail is required when there are four (4) or more risers.
- 9. Handrail thirty-four to thirty-eight inches (34"-38") above tread nosing; circular cross-section one and one-quarter inch to two inches (1 ¼"-2").
- 10. Holes for the pier footings shall have a minimum diameter of eight inches (8").
- 11. Holes for footings shall be dug a minimum of forty-two inches (42") below finished grade.
- 12. Holes for footings shall be inspected before placing concrete.
- 13. Final inspection required.
- 14. All submitted information shall be available on site during the inspection.
- 15. **Other pertinent information:** Failed inspections will require a reinspection fee to be paid prior to scheduling the reinspection.

Applicant's Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

**Note:** The above information is part of the permit application and compliance is required. Call JULIE at 1-800-892-0123 to locate all underground utilities.

**Note:** Subdivisions in the City may have covenants and restrictions that are binding on our property. These covenants and restrictions may require permission from the homeowners association or the developer before you begin construction. In some cases, they may prohibit construction of a structure that is permitted by the City of Genoa. It is the responsibility of each applicant and homeowner to check the covenants and restrictions that apply to your property. Refer to the Codes, Covenants and Restrictions Compliance forms for Oak Creek, Riverbend or Derby Estates Subdivisions.

## What are the benefits of having a building permit?

**Increased Value:** Your home or business is an investment. If your construction project does not comply with the codes adopted by the City, the value of your investment could be reduced. Property insurers may not cover work done without permits and inspections. If you decide to sell a home or building that has had modifications without a permit, you may be required to tear down the work, leave it unoccupied or do costly repairs.

**Protects:** A property owner who can show that code requirements were strictly and consistently met, as demonstrated by a code official's carefully maintained records, has a strong ally if something happens to trigger a potentially destructive lawsuit.

**Ensures Safety:** Your permit also allows the code official to protect the public by reducing the potential hazards of unsafe construction and ensuring public health, safety and welfare. By following code guidelines, your completed project will meet minimum standards of safety and will be less likely to cause injury to you, your family, your friends and future owners.

**Deck Permit Fee:** **\$100.00**



Updated March 2015



## Deck Regulations



City of Genoa  
333 East First Street  
Genoa, IL 60135  
(816) 784- 2327

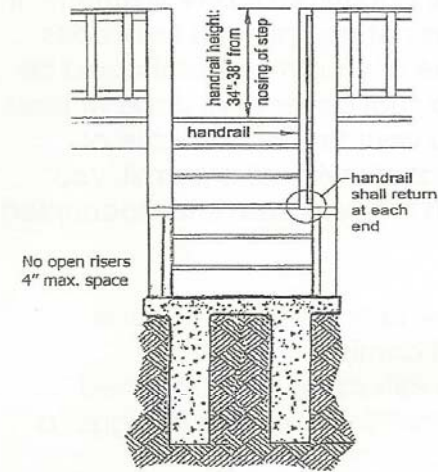
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## Deck Location and Size Requirements

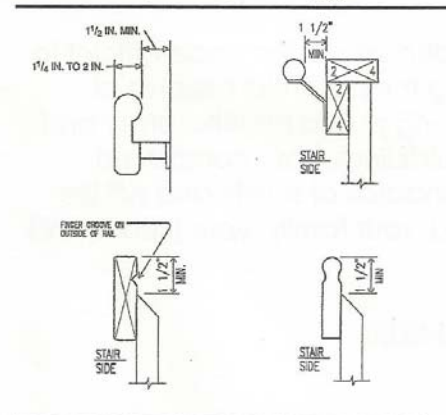
- Decks are allowed in rear and side yards but not corner side yards.
- A 5' separation from the side lot lines and 15' from the rear lot line is required.
- Decks shall not exceed 10% of the total lot area.
- Detached decks shall not exceed 36" above grade unless part of an above ground swimming pool.
- See the Building Commissioner for requirements for decks and roofed over porches in front yards.
- Decks shall not be located in any easements.
- Permit holder is responsible for any damage to parkways, curbs, streets or overland drainage improvements.

Call *JULIE* at **1-800-892-0123** to locate underground utilities.

## Guardrail and Handrail Requirements



- Handrails must be graspable.
- Decks 30" above grade and greater must have a guardrail.
- Guardrail must be a minimum of 36" above the deck platform
- Guardrail design must be such that a 4" sphere can not pass through rail.



Acceptable  
Handrail Designs



### Deck Requirements

Spans are determined to 60 lbs. Live load.

#### Joist Sizing Required

Spacing O.C.	12"	16"	24"
2 x 6	9' - 0"	8' - 2"	7' - 2"
2 x 8	11' - 10"	10' - 10"	9' - 4"
2 x 10	15' - 0"	13' - 9"	12' - 0"
2 x 12"	18' - 3"	16' - 6"	14' - 9"

#### Beam Sizing Req. Pier to Pier

Spacing	Beam Sizes
< 6' - 0"	(2) 2 x 6 on edge
6' - 8'	(2) 2 x 8 on edge
8' - 10'	(2) 2 x 10 on edge
> 10' - 0"	(2) 2 x 12 on edge

\* Larger spans to be determined by plan reviewer.

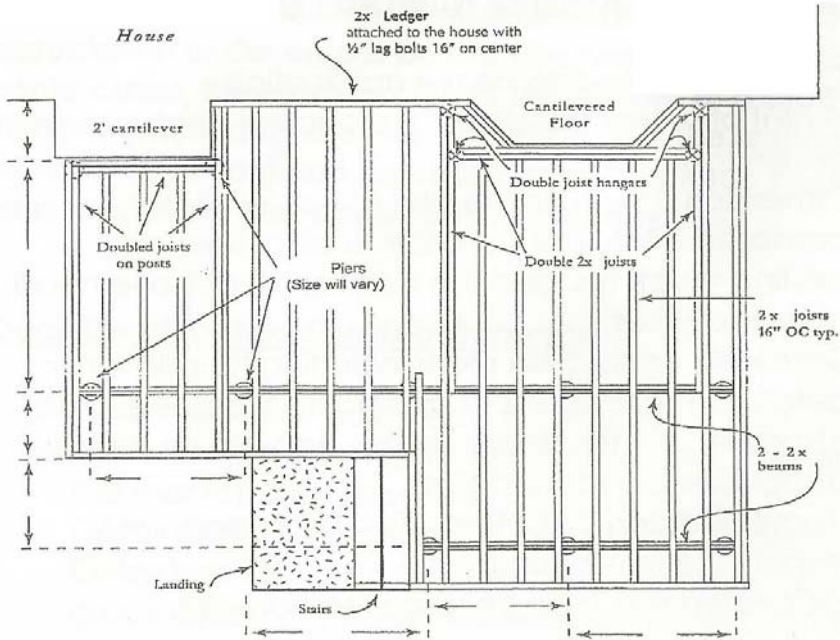
### Information To Be Submitted When Applying

- Completed building permit application.
- A plat of survey showing the proposed deck location drawn to scale.
- Dimension shown on the plat of survey of the proposed deck, the distance to all lot lines and existing structures, and the location of any overhead electrical wires.
- Detailed construction plans, including foundation detail, sizes, and spans of all framing members, type of lumber, height above grade, stair details, ledger attachment, and rail details.
- Name and contact information for person responsible for construction.
- Excavated soils must be removed from site.

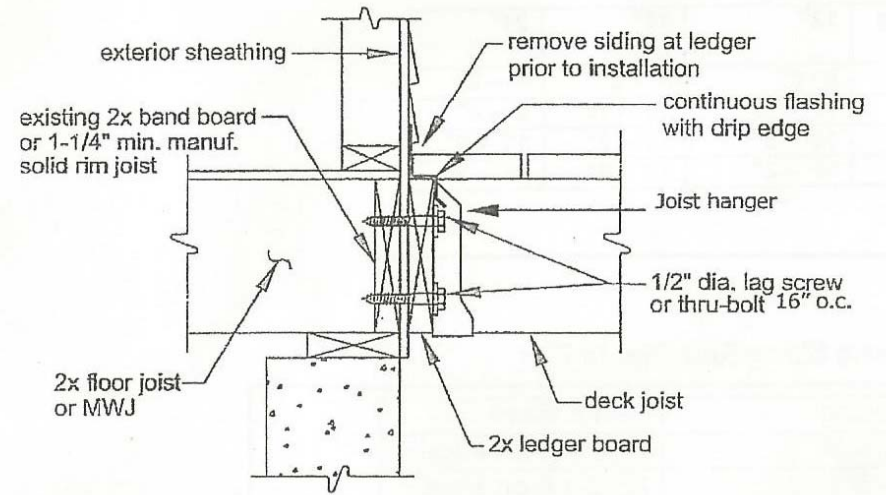
### Required Inspections:

- Deck Piers
- Framing
- Final

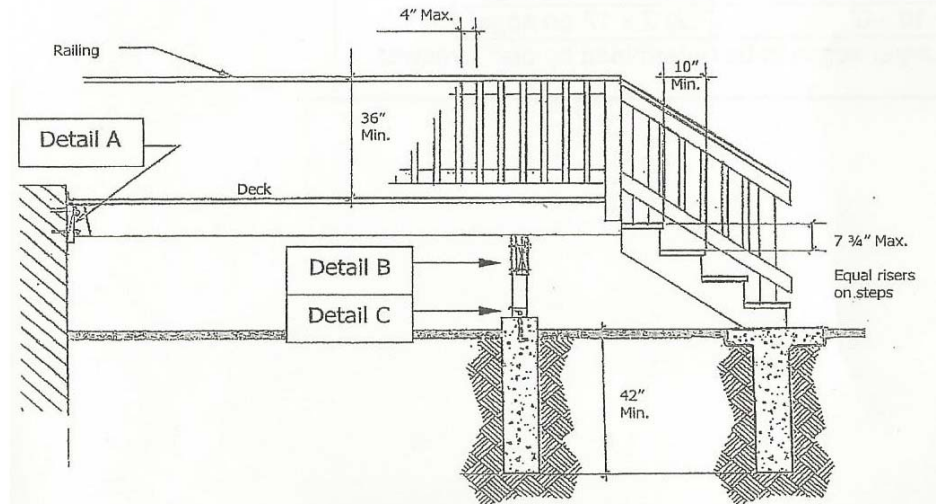
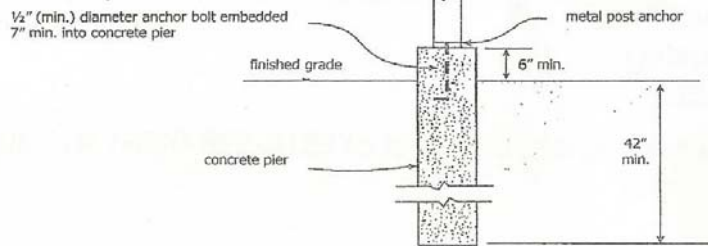
### Sample Plan View



### Detail A



### Detail C





**General Permit Information**  
**Miscellaneous Permits**

1. Complete a permit application including type of work and contractor.  
City Hall Hours: 8:30 am – 5:00 pm Monday through Friday
2. No construction can be started before the permit is issued.
3. No permits will be issued until all fees are paid.
4. All inspections require 24-48 hours notice. Call 815-784-2327 (City Hall) to schedule inspections (permit number, project address, purpose, name and telephone number are required).
5. Inspections can be scheduled: Monday through Friday- 8:30 am- 5:00 pm.
6. A re-inspection fee will be charged if work is not complete or does not conform to code.
7. Permits are valid for six (6) months if no work is started. Permits are valid for twelve (12) months from the date of issuance. An extension can be granted if one completes a Permit Extension Request form.
8. Noisy construction will be allowed during the following times:

Monday through Friday	7:00 am- 7:00 pm
Saturdays and legal holidays	9:00 am- 7:00 pm
Sundays	10:00 am-7:00 pm
9. There are additional requirements for the construction of house additions, single-family homes and industrial/commercial buildings.
10. Call JULIE at 1-800-892-0123 to locate all underground utilities prior to any digging.
11. It is the homeowner's responsibility to check for compliance with covenants; refer to the Oak Creek, Riverbend or Derby Estates Codes, Covenants and Restrictions Compliance form.
12. All information submitted shall be available on site during the inspection.





**Building Inspection Process  
Required Inspections**

*Call phone number on permit for your inspection*

1. **Footings-** After forms are placed before pour.
2. **Foundation Forms-** When forms are set before concrete is poured.
3. **Foundations-** After waterproofing and before backfilling.
  - a. Basement floor/Garage floor
4. **Submit a Plat of Survey-** with top of foundation, elevations and location in relation to set backs and easements at the time concrete forms are in place or after concrete is poured at builder's risk.
5. **Sewer and Drains-** When in place and before backfilling. Inspection by the City of Genoa must be scheduled 24-hours in advance.
6. **Water Service-** When in place before backfilling. Inspected by Municipality.
7. **Electrical Service.**
8. **Plumbing Rough/Water Meter**
  - a. Before covering and ready to test. Licensed plumber shall install the water meter prior to the building rough-in inspection.
9. **Electric/Rough-** Before covering.
10. **Framing/Rough-** Before insulation (weather resistant sheathing paper).
11. **Mechanical/Rough**
12. **Fire Stop Inspection at Time of Rough**
13. **Insulation**
14. **Drywall**
15. **Drive Approach & Public Walk-** After forms and base are in place, before placing material, **must be in before final inspection.**
16. **Final-Certificate of Occupancy**
  - a. Request final inspection at least two (2) days before final occupancy is desired.
  - b. House numbers should be in place.
  - c. Yard must be fine graded in accordance with the approved lot grading plan.
  - d. Water meter bill is to be paid at the City Hall.
  - e. **A final grading survey signed and sealed by a registered surveyor or engineer shall be submitted and approved prior to final occupancy.**
  - f. Certificate of Occupancy will be issued to you.
17. **Miscellaneous Permits**
  - a. **Fence-** Post hole and final inspections
  - b. **Decks-** Post hole, framing, and final inspections
  - c. **Pools-** Location, UG electric and gas, and final inspections
  - d. **Electric Service Upgrade-** Final and rough inspections
  - e. **Driveway-** Footing and final inspections
  - f. **Re-Roof-** Ice and water shield, final inspection
  - g. **Garage-** Footing, slab, UG electric, driveway and final inspections
  - h. **Water Heater-** Final inspection
  - i. **Shed-** Foundation and final inspections
  - j. **Sign-** Final inspections
  - k. **Siding** – House wrap, and final inspections
  - l. **Windows** – Final inspection
  - m. **Solar Panels** – Rough electrical, rough building, final inspections

**\*\* Remember, inspections must be called in 24 hours in advance for single family dwellings, and 48 hours for miscellaneous inspections; and final inspections.**