

Village of Southern View Commercial Construction Requirements

General Contractor & Subcontractor Certification

All contractors performing work must be licensed, bonded and insured in the State of Illinois. The Village requires that each contractor maintain a copy of their license on file with the Southern View Village Clerk.

Safety

The Safety of construction employees and the general public must be a priority at all times. All OSHA regulations and environmental safety standards must be monitored and maintained at all times.

Building Design Criteria

All work shall be constructed in accord with the most current issue of the following:

Americans with Disabilities Act (A.D.A.)

Illinois Accessibilities Act (I.A.C.)

Illinois State Plumbing Code

International Building Code

International Energy Conservation Code

International Fire Code

International Fuel Gas Code

Life Safety Code (N.F.P.A. 101)

National Electrical Code

Plan Review

We require (3) three complete sets of construction plans that are signed, sealed and dated by a registered design professional in accordance with the professional registration laws of the State of Illinois. These plans should be submitted to the Village Office along with the completed **Application for Plan Review and Commercial Building Permit.**

Required Project Inspections

There are a minimum of (8) eight required inspections:

1. Footings & Foundation Inspections before pouring footings.
2. Inspection of under-slab insulation
3. Plumbing, Electrical, and Mechanical rough-in under-slab (if applicable) before concrete floor is poured.
4. Plumbing, Electrical, and Mechanical rough-in before sheetrock or plaster walls and ceilings are installed.
5. Electrical Services Inspection prior to meter installation
6. Framing Inspection before sheetrock, plaster, or ceiling installation
7. Insulation Inspection before sheetrock, plaster, or ceiling installation
8. Final Inspection for occupancy permit of all systems when completed.

Note:

- All inspections require two working days' notice.
- Re-inspections for corrective work must be completed prior to covering or concealing.

Fees

Plan Review Fee

The Village of Southern View contracts with local area architects and engineering firms to perform all plan reviews. The cost of a plan review, which is based on an hourly rate, will vary based on the complexity and number of drawings submitted. The fee for the plan review is equal to the amount the Village is charge by the architecture and engineering firms performing the review.

Administrative Building Permit Fee

The Commercial Building permit applicant, owner, or their designee, is responsible for the Administrative Building permit fee which is Equal to .002% of the total estimated project cost.

Subcontractor Building Permit Fee

Subcontractors are responsible to obtain a separate building permit for their related craft before starting work. Subcontractors permit fees are equal to .002% of the subcontractors bid price.

The following subcontractors must acquire a building permit:

- Electrical Contractor(s)
- Plumbing Contractor (s)
- Mechanical Contractor (s)
- Roofing Contractor
- Sign Contractor
- Specialty Contractor

Inspection Fees

The Village contracts inspections with local area engineering firms, with the exception of plumbing inspections. By Illinois law, only a licensed plumber may make plumbing inspections.

Inspection fees made by our engineering firms and local plumbing inspector are charged to the Village and directly passed on to the Commercial Building Permit Applicant, owner, or their designee. The current charge per hour for inspections other than plumbing is \$150.00. Plumbing inspections are charged at \$75.00 per hour.

**Village of Southern View
Commercial Construction
Required Building Inspections**

1. Excavation and Footing Inspection before pouring footings.
2. Plumbing work / rough-in under slab if applicable before floor concrete is poured.
3. Electrical work / rough-in under slab if applicable before floor concrete is poured.
4. Insulation under slab before floor concrete is poured.
5. Plumbing, Electrical & Mechanical rough-in before sheetrock or plaster walls and ceilings are installed.
6. Electrical service.
7. Framing before insulation, sheetrock or plaster walls, and ceilings are installed.
8. Insulation before sheetrock or plaster walls, and ceilings are installed.
9. Final Plumbing, Electrical, Mechanical and Building inspection when all systems are installed and functioning as designed.
10. Other inspections may be required based on distinct architectural design conditions.

Re-inspections for corrective work must be completed prior to covering or concealing. Covering or concealing any of the referenced work with permanent construction (concrete, sheetrock, paneling, brick, siding etc.) will not relieve Owner/Contractor from securing inspections. You will be required to remove covering materials for inspections.

All final inspections must be completed and approved before a Certificate of Occupancy will be issued. Occupancy is prohibited until the Certificate of Occupancy has been issued.

Inspection Request

Contact the Village Office at 217-529-3352 for inspection requests.

In order to schedule an inspection, please provide the following information:

- Project Address
- Type of Inspection needed
- When it will be ready for inspection
- Name and telephone number of requestor

NOTE: Please be advised that the Village will try to schedule inspections to meet the Owner/Contractor timetable, however, all inspections should be planned with two working days' advance notice.

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