



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.