

WHEN DO YOU NEED A BUILDING PERMIT?

Building permits are required for all new construction and for remodeling work which changes the size, area, outline, location on lot, height of structure, yard requirements or use/occupancy of any building. Permits are however required for roofing, siding, doors and windows. No building permit is required for usual maintenance or repairs.

WHEN APPLYING FOR A BUILDING PERMIT, YOU WILL NEED:

- A sketch of the proposed improvement
Show the location, dimensions and distances from the property lines and from any existing buildings on the property.
- A legal description of the property
A legal description will be needed if the project involves a new house or addition, swimming pool, accessory building, decks, shed, porch, ramp sign, new commercial building or new industrial building. This information may be found on the deed or tax papers from Rock Island County.
- Payment of building permit fees
These fees are based on the value of the project
- Locate all underground utilities
Call JULIE at 1-800-892-0123 for assistance
- Mark your property
Stake or mark out the location and size of the project. This will help the Zoning Officer during the pre-construction inspection of the proposed project.

GENERAL INFORMATION ABOUT BUILDING PERMITS:

Building permits remain valid for 6 month from the date of issue. A written application for an extension of time for the permit may be made to the Building Inspector and will be duly considered.

When the project is completed, please call the Building Inspector for a final inspection and the issuance of a certificate of occupancy.

No storm water shall be purposely directed onto a neighboring property. Storm water conducted from roofs or other impervious areas shall be dispersed entirely upon the ground of the property owner.

The property owner is responsible for locating all property lines and is responsible for any errors in calculating lot lines.

Accessory buildings shall not exceed the total ground floor footage of the primary structure except for swimming pools and shall be a distance of at least five feet (5') from all lot lines adjoining lots which are in any "R" district and at least six feet (6') from any alley lines and from any building structure on the same lot.

No accessory building shall exceed the height of the principal building or structure.

All structures will require additional inspection prior to pouring concrete to assure proper location and setbacks.

Commercial and Industrial projects must be in compliance with requirement of ADA.