

FAQ's ON CODES & COMMERCIAL BUILDING PERMITS

1. What codes has the Elburn & Countryside Fire Protection District adopted? We enforce the following codes (not an exhaustive list):

International Building Code and International Fire Code 2015 Edition (with Amendments)
NFPA 101 (Life Safety Code) 2015 Edition

2. What is a Building Permit? It is a license to begin construction of a new building or modifications to an existing building.

3. Why is a Building Permit needed?

Safety: It reduces the likelihood of unsafe construction. It ensures that the project meets the minimum standards for health, safety and welfare. It ensures the contractor has the appropriate licensing and bonds. Inspections are completed to check that the proper work is being performed and result in a safer project. Fire alarm and/or sprinkler systems may need to be modified due to changes. The fire department will update their preplans with the interior/exterior changes have been made to the property for use in the event of an emergency.

Insurance Coverage: Insurance companies may not cover work completed or damage to the property resulting from work performed without a permit.

Selling Property: Owners are required to disclose any improvements and/or repairs made to the property. Work performed without a building permit and which has not been inspected can cause complications during the sale. Many financial institutions will not approve financing if work was not done with a permit and required inspections.

Required: Kane County Government, the Village of Elburn, the Village of Campton Hills, the Village of Lily Lake and the Elburn & Countryside Fire Protection District all require building permits. Work started without a permit will be stopped and fines can be assessed.

When: A building permit is required for any work that modifies the property's mechanical, electrical, plumbing and/or structure systems, along with moving or adding walls.

Types of Plan Reviews which require Permits: Building, Fire Alarm, Kitchen Suppression, Life Safety, Smoke Evacuation, Solar Photovoltaic, Sprinkler System, Storage Tank, Revised Plan.

4. What is required on a Building Permit Application? It requires basic information including address of property, owner of property, who will be performing the work and their contact information, description of proposed work to be done, and how it will be completed. Drawings, plans and other documentation are required to be submitted with the Application (4 sets). A permit fee will also be assessed based upon the project.

5. Can we meet before plans are prepared and/or submitted? Yes, a pre-submittal meeting is highly encouraged. Call Fire Marshal Lisa Schopp at 630-365-6855 to schedule an appointment.