

LASALLE COUNTY



BUILDING PERMIT ORDINANCE

DECEMBER 2025

LASALLE COUNTY BUILDING PERMIT ORDINANCE

This, the LaSalle County Building Permit Ordinance, supersedes and replaces in its entirety the LaSalle County Construction Permit Ordinance which was adopted by the full County Board of LaSalle County on March 22, 1996 and was amended by the full County Board of LaSalle County on the following dates:

November 22, 1996
May 8, 1997
June 9, 1997
December 8, 1997
September 14, 1998
April 4, 2002

The LaSalle County Building Permit Ordinance was adopted by the full County Board on March 8, 2004 and became effective on April 16, 2004. The LaSalle County Building Permit Ordinance has been amended by the County Board of LaSalle County on the following dates:

May 12, 2005
February 14, 2008
July 10, 2008
February 14, 2013 (Ordinance # 13-13)
May 9, 2013 (Ordinance # 13-53)
December 9, 2013 (Ordinance # 13-177)
February 10, 2015 (Ordinance # 15-37)
January 14, 2016 (Ordinance # 16-02)
September 14, 2020 (Ordinance # 20-102)
November 27, 2024 (Ordinance#24-206)
December 8, 2025 (Ordinance 25-148)

The attached LaSalle County Building Permit Ordinance contains all amendments approved by the LaSalle County Board. Copies of such amendments can be researched and tracked at:

LaSalle County Clerks Office
707 East Etna Road
Ottawa, IL, 61350

LASALLE COUNTY BUILDING PERMIT ORDINANCE

This Ordinance is adopted pursuant to 55 ILCS 5/5-1063 for the purpose of promoting and safeguarding the public health, safety, comfort and welfare of the citizens of LaSalle County and sets forth the rules regarding the construction of building and structures as to make reasonably safe from hazards of fire, explosion, collapse, electrocution, flooding, asphyxiation, contagion and spread of infectious disease, where such buildings and structures are located outside the limits of cities, villages and incorporated towns, but excluding those buildings and structures for agricultural purposes on farms including farm residences except for determining compliance with other ordinances and statutes set forth herein. This Ordinance supersedes and replaces the LaSalle County Construction Permit Ordinance adopted March 22, 1996 and amended November 22, 1996 May 8, 1997, June 9, 1997, December 8, 1997, September 14, 1998 and April 4, 2002 in its entirety.

ARTICLE 1 SHORT TITLE, SCOPE, PURPOSE

Section 1.1-SHORT TITLE

This Ordinance, including the rules and regulations it adopts by reference, is entitled the “LaSalle County Building Permit Ordinance.”

Section 1.2-SCOPE

These regulations shall apply to all buildings, accessory structures and structures constructed outside the limits of cities, villages and incorporated towns, but excluding from the provisions of Article 5- Building Code those buildings, accessory structures and structures used for bona fide agricultural purposes on farms including farm residences except for determining compliance with the ordinances and statutes set forth herein.

Section 1.3-PURPOSE

The purpose of this Ordinance is to provide minimum requirements to safeguard the public safety, health and general welfare insofar as they are affected by building construction, through structural strength, adequate egress facilities, sanitary equipment, light and ventilation, and fire safety, and in general to secure safety to life and property from all hazards incident to the erection of buildings, accessory structures and structures.

ARTICLE 2 DEFINITIONS

Section 2.1-DEFINITIONS

For the purpose of this Ordinance certain terms and words are hereby defined. Any portion of this Ordinance adopting a code or regulation by reference shall use terms defined in such code or regulation except where stated in this Ordinance. Words used in the present tense shall include the future; the singular number shall include the plural and the plural, the singular; and the word “shall” is mandatory not directory.

1. **ACCESSORY BUILDING:** A subordinate building, or a portion of the main building, the use of which is incidental to that of the main building or to the main use of the premises. For example, a detached garage is an accessory building to a residence.
2. **BEDROOM:** Any room over 70 square feet with a closet in a habitable building; or any habitable building with a separate finished room with a window that does not have any other bedrooms that meet the aforesaid bedroom requirements; or is specified on submitted plans as a bedroom.
3. **BONA FIDE AGRICULTURE:** Shall mean the growing of crops in the open, raising and feeding of stock and poultry, farming, truck gardening, flower growing, apiaries, aviaries, mushroom growing, nurseries, orchards, forestry, viticulture, aquaculture, and fur farms; including the necessary structures, including residences, to carry on the agriculture operation, and further including a roadside stand for the sale of

products produced on the premises, so long as said bona fide agricultural use produces gross income of \$5,000.00 or more to the operator. Proof of income from the proceeding calendar year shall be required.

4. **BUILDING:** Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels, or property. The word "building" shall include a mobile, modular, manufactured and pre-fabricated home.
5. **CONSTRUCTED:** Set, erected, built, raised or moved into place.
6. **HABITABLE BUILDING/SPACE:** Any structure with electric/hvac that contains a bathroom with toilet, sink, and shower or tub; kitchen with sink; and bedroom. For the purposes of this definition; the bathroom shower/tub may be removed to render the structure non-habitable.
7. **MOBILE HOME:** A structure designed for permanent habitation and so constructed as to permit its transport on wheels, temporarily or permanently attached to its frame, from the place of its construction to the location, or subsequent locations, at which it is intended to be a permanent habitation and designed to permit the occupancy thereof as a dwelling place for one or more persons. The term "mobile home" shall include manufactured homes constructed after June 30, 1976, in accordance with the Federal "National Manufactured Housing Construction and Safety Standards Act of 1974" as amended.
8. **PERMANENT FOUNDATION:** Means a closed perimeter formation consisting of materials such as concrete, mortared concrete block, or mortared brick extending into the ground below the frost line which shall include, but not necessarily be limited to, cellars, basements, crawl spaces, or piers.
9. **PERMANENT HABITATION: A period of two or more months.**
10. **SIGNIFICANT CHANGE OF USE:** Any substantial reconstruction or build out of a structure that changes the use of a principal or accessory structure from a non-habitable to habitable building, or from residential/agriculture to commercial use.
11. **STRUCTURAL ALTERATIONS:** Any substantial changes or the addition of square footage in the roof, or load bearing walls, of a building. Shall also include fire restoration work affecting roof or load bearing walls.
12. **STRUCTURE:** Anything constructed or erected, the use of which requires permanent location on or in the ground or attached to something having permanent location on or in the ground, including in-ground pools, porches, gazebos and decks.
13. **START OF CONSTRUCTION:** The pouring of concrete for the creation of a footing, foundation or slab upon which a structure shall be located. In situations where concrete is not used in the construction, "start of construction" is defined as the placing of construction materials in permanent position and fastened in a permanent manner.
14. **SWIMMING POOL:** means any permanently installed receptacle for water, or artificial basin of water, ' either above ground, below ground or partly above and partly below ground, and having a depth at any point in excess of two (2) feet or a surface area exceeding 150 square feet, which is intended for the use of persons for the purpose of immersion, partial immersion or swimming.

ARTICLE 3 APPLICABILITY

Section 3.1-GENERAL

The provisions of the Ordinance shall apply whenever a building, accessory structure or structure is constructed outside the limits of cities, villages and incorporated towns of LaSalle County except as hereafter provided. The **International Residential Code** for one and two family dwelling as incorporated by reference in Article 5 shall only apply when non-

agricultural detached one and two family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and/or their accessory structures are constructed. The adopted portions of the **International Building Code**, 2024 edition, the **International Fire Code**, 2024 edition, the **International Mechanical Code**, 2024 edition, the **International Fuel Gas Code**, 2024 edition all published by the International Code Council, Inc. and the **National Electrical Code**, NEC 2023 Edition, published by the National Fire Protection Association, Inc., as incorporated by reference in Article 5, shall apply whenever non-agricultural commercial, industrial, commercial storage, business, institutional-public (except those that are state and federally funded) and multi-family residential buildings and/or their accessory structures are constructed.

Section 3.2-APPLICABILITY

Except as otherwise provided by this Ordinance, it shall be unlawful, except within city, village or incorporated town limits within LaSalle County, for any property owner or contractor:

- a. To erect a new building, accessory structure or structure or part thereof without first obtaining a written building permit from the LaSalle County Building Officer.
- b. To rebuild, structurally alter, add to, relocate, or significantly change the use of, any building, accessory structure or structure or part thereof, without first obtaining a written construction permit from the LaSalle County Building Officer.
- c. To set, erect, build, raise, or move into place or otherwise construct a mobile home, manufactured home, modular home, prefabricated home, or any similar structure used for permanent habitation on an individual lot or lots outside of a licensed mobile home park that is not on a permanent foundation and without first obtaining a building permit from LaSalle County.

ARTICLE 4

APPLICATION FOR AND ISSUANCE OF BUILDING PERMITS

Section 4.1-GENERAL

The application for a building permit shall be filed with the LaSalle County Building Officer in such manner and using such application forms as the county shall provide.

Section 4.2-EXEMPTIONS FOR ONE AND TWO FAMILY DWELLINGS AND MULTIPLE SINGLE FAMILY DWELLINGS

No building permit shall be required on one and two family dwellings and multiple single family dwellings and their accessory structures or structures for:

- a. Routine maintenance or repair of buildings, accessory structures or structures such as painting, re-roofing, replacement siding, soffits and gutters, replacement windows and shutters, installation of driveways, sidewalks or replacement sidewalks.
- b. Construction of service connections to a utility.
- c. Buildings, accessory structures, or structures that:
 1. Do not exceed 200 square feet in size
 2. Lineal length of any side is less than 20 feet in length
- d. Placement of mobile homes on pads in licensed mobile home parks.

These exemptions are not applicable to additions, structural alterations, or significant changes of use to single family dwelling, residential habitable spaces, or accessory structures.

Section 4.3-APPLICATION AND PLAN REVIEW

All applications shall be accompanied with the County permit and zoning application, a dimensioned drawing of the building site showing the property boundaries, the location of buildings, accessory structures and structures, lot area to be used, auto parking areas, building setback lines in relation to abutting public roads or highways, and water supply and sewage disposal facilities, if applicable. An application shall also include a description of the premises. If requested, the applicant is required to stake the corners of the proposed buildings or structures prior to an initial site inspection. If a water supply or sewage disposal system is to be installed, a separate permit must be obtained from the LaSalle County

Health Department prior to issuance of the building permit. Any building, accessory structure or structure that is subject to the Building Code provisions of Article 5 shall also provide construction documents as set forth in Section 5.3. The applicant, including those applying for agricultural buildings, accessory structures or structures must also comply with the following LaSalle County Ordinances: **Subdivision Regulations Ordinance, Flood Damage Prevention Ordinance, Mobile Home Park Ordinance, Private Sewage Disposal Licensing Act and Code, Water Well Construction Act, and the Zoning Ordinance.** The LaSalle County Building Officer may also deny a building permit for lack of compliance with the **Inoperable Motor Vehicle Ordinance, the Garbage and Debris Removal Ordinance, and the Illinois Environmental Protection Act** if granting a construction permit would prevent a remediation of the hazard or condition causing the violation of these Ordinances and statute. Any additional requirements of Special Uses be met and proof of compliance shall be provided to the Building Officer before the county building permit application will be approved.

Section 4.4-REVIEW

All building permit applications shall be reviewed promptly and applicants shall be notified in writing within 30 days of submittal of the application, as to its approval or denial. If the application is denied, the applicant shall be given a complete explanation of the deficiencies resulting in the denial of the permit. The applicant shall have 45 business days after denial, to address and resolve said deficiencies and resubmit the complete application without incurring any additional fees.

Section 4.5-POSTING

Any building permit issued shall be posted in plain view on the premises for which said permit was issued, and shall remain posted until completion of construction or occupancy.

Section 4.6-COMMENCEMENT OF CONSTRUCTION

The construction of any building, accessory structure or structure authorized by a building permit shall commence within 9 months of the date of issuance of the permit. A permit shall be revoked by the Building Officer when he or she shall find from personal inspection or from competent evidence that the rules or regulations under which it has been issued are being violated. The construction of any building, accessory structure or structure authorized by the building permit shall be completed within 2 years of the date of issuance of the permit.

Section 4.7-FILING

All applications and a copy of all permits issued shall be systematically filed and kept by the Building Officer in his or her office for ready reference for a period of two years from date of issuance.

Section 4.8-COPY OF PERMIT TO ASSESSOR

The Building Officer shall, within 15 days of issuance of a building permit, forward a copy of the building permit to the township assessor and a copy to the county supervisor of assessments. The permit shall show the property index number(s) and address for the subject property.

ARTICLE 5 BUILDING CODES

Section 5.1-ADOPTION OF CODES

The **International Residential Codes**-for one and two family dwellings, 2024 edition as published by the International Code Council, Inc. except as amended in this Article and the **Illinois State Plumbing Code**, 77 Ill Adm. Code 890, is hereby adopted and incorporated by reference as if set forth verbatim in this Article and shall be applicable for the purposes of the Ordinance only when non-agricultural detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with a separate means of egress/and or their accessory structures are constructed. The **International Building Code**, 2024 edition, the **International Fire Code**, 2024 edition, the **International Mechanical Code**, 2024 edition, the **International Fuel Gas Code**, 2024 edition, all published by the International Code Council, Inc. and the **National Electrical Code**, NEC 2023 edition, published by the National Fire Protection Associations, Inc. are hereby adopted and incorporated by reference as if set forth verbatim in this Article and shall be applicable to non-agricultural commercial, industrial, commercial storage, business, institutional-public (except those that are state and federally funded) and multi-family residential buildings and/or their structures.

Section 5.2-AMENDMENT

A. Addition, deletions and modifications of the **International Residential Code** for one and two family dwellings, 2024 edition.

The following sections of the **International Residential Code** for one and two family dwellings, 2024 Edition are hereby amended, deleted or modified as hereinafter set forth:

1. Chapter 1 Administration
 - a. R103.1 Insert name of department "Land Use Department"
 - b. Delete entire sections R105, R106, R108, R109, R110, R111, R112, R113, R114
2. Chapter 2- Definitions. In Section R202 delete definitions of "ACCESSORY STRUCTURE", "ADDITION", "ALTERATION" and "MANUFACTURED HOME"
3. Delete Section 301.1.4 Intermodal shipping containers
4. Table 301.2 Climatic and Geographic Design Criteria. Insert under each category:

- Ground Snow Load (PSF-pounds per square foot)	25
- Wind Speed (MPH)	105
- Seismic Design Category	B
- Weathering	severe
- Frost Line Depth	42 inches
- Termite	moderate to heavy
- Decay	slight to moderate
- Winter Design Temperature	5 degrees
- Ice Barrier Underlayment Required	YES
- Flood Hazards	a) 10-11-88 b) 9-7-01
- Air Freezing Index	1500
- Mean Annual Temperature	52 degrees
5. R 309 Automatic Sprinkler Systems. Delete entire section R309
6. Chapter 11-Energy Efficiency. Delete entire Chapter 11
7. Chapter 26-General Plumbing Requirements, Chapter 27-Plumbing Fixtures, Chapter 28-Water Heaters, Chapter 29-Water Supply and Distribution, Chapter 30-Sanitary Drainage, Chapter 31-Vents, Chapter 32 -Traps. Delete entire Chapters 26, 27, 28, 29, 30, 31, and 32.
8. Chapter 42-Swimming Pools. Delete entire Chapter 43.
9. Chapter 43-Class 2 Remote-Control, Signaling and Powering-Limited Circuits. Delete entire Chapter 43.
11. Adopt appendix BA-Manufactured Housing Used as Dwellings; Delete section BA124 Ground Anchors and section BA 125 Ties
12. Adopt appendix BC Accessory Dwelling Units; Delete section BC101
13. Adopt appendix BE-Radon Control Methods

B. Additions, deletions, and modifications of **International Building Code**, 2024 Ed.

The following sections of the **International Building Code**, 2024 edition are hereby amended, deleted or modified as hereinafter set forth:

1. Chapter 1-Administration
 - a. Section 103.1-Insert "LaSalle County" as the name of the jurisdiction.
 - b. Amend 101.4.3 to replace reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code**" and to delete the last sentence of 101.4.3
 - c. Delete Section 101.4.4. Property Maintenance
Delete Section 101.4.6 Energy
 - d. Amend Section 102.6 to delete references to the "**International Property Maintenance Code**" And "**International Existing Building Code.**"
 - e. Section 103.1-Insert "Land Use Department" as the name of the Department
 - f. 103.1 Insert "LaSalle County" as name of jurisdiction;
 - g. Delete entire sections 105, 106, 107, 109, 110, 111, 112, 113, 114, 115, 116
2. Chapter 16-Structural Design-Section 1612.3-Insert "LaSalle County" in name of jurisdiction and 05/19/2014 in date of issuance.
3. Chapter 29-Plumbing Systems.
 - a. Amend Chapter 29 to replace all references to "**International Plumbing Code**" with "**Illinois State Plumbing Code.**"
 - b. Section 2901.1-delete sentence referring to "**International Private Sewage Disposal Code.**"
4. Chapter 33-Safeguards During Construction
 - a. Section 3305.1-replace reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code.**"

C. Addition, deletions and modifications of the **International Fire Code**

1. Chapter 1-Administration
 - a. Section 101.1-Insert "LaSalle County" as the name of the jurisdiction.
 - b. Delete Sections, 102.5
 - c. Delete Sections 103, 104, and 105
 - d. Delete Section 112 in its entirety.
 - e. Delete Section 113.4
2. Chapter 2-Definitions-In Section 201.3 replace reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code.**"
3. Chapter 3-General Precautions Against Fire-Section 311.1 delete reference to "**International Property Maintenance Code.**"
4. Chapter 9-Fire Protection Systems-Section 903.5 and Section 912.5 replace reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code.**"
5. Chapter 21-Industrial Ovens-Section 2211.2.3 replace reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code.**"
6. Chapter 27-Hazardous Materials-General Provision. Section 2704.2.2.6 replace reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code.**"

D. Additions, deletions and modifications of the **International Mechanical Code**, 2024 Edition.

1. Chapter 1-Administration
 - a. Section 101.1 insert "LaSalle County" as the name of the jurisdiction."
 - b. Section 103.1-Insert "Land Use Department" as the name of the Department
 - c. Delete Sections 105,106, 107, 108, 109, 111, 112, 113, 114, 115
 2. Chapter 2-Definitions-Section 201.3 replaces reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code**."
 3. Chapter 3-General Regulations-Section 301.8-replace reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code**."
 4. Chapter 5-Exhaust Systems-Section 512.2 replace reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code**."
 5. Chapter 9-Specific Appliances, Fireplaces and Solid Fuel-Burning Equipment-Section 908.5 replace reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code**."
 6. Chapter 10-replace all references to "**International Plumbing Code**" with "**Illinois State Plumbing Code**."
 7. Chapter 11-Section 1101.4 replace reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code**."
 8. Chapter 12-replace all references to "**International Plumbing Code**" with "**Illinois State Plumbing Code**."
 9. Chapter 14-Section 1401.2 replace references to "**International Plumbing Code**" with "**Illinois State Plumbing Code**."
- E. Additions, deletions and modifications of the **International Fuel Gas Code**, 2024 edition.

1. Chapter 1-Administration
 - a. Section 101.1-Insert "LaSalle County" as the name of the jurisdiction.
 - b. Section 103.1-Insert "Land Use Department" as the name of the Department
 - c. Delete Sections 105,106, 107, 108,109, 111, 112, 113, 114
2. Chapter 2-Definitions-Section 201.3 replace reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code**."
3. Chapter 3-General Regulations-Section 301.6 replace reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code**."
4. Chapter 6-Sections 624.1.1 and 624.2 replace reference to "**International Plumbing Code**" with "**Illinois State Plumbing Code**."

F. Additions, deletions, and modifications of International Existing Building Code 2024 Ed.

The following sections of the International Building Code, 2024 edition are hereby amended, deleted or modified as hereinafter set forth:

1. Chapter 1-Administration
 - a. Section 101.1 insert "LaSalle County" as the name of the jurisdiction."
 - b. Section 103.1-Insert "Land Use Department" as the name of the Department
 - c. Delete Sections 105,106, 107, 108,109, 111, 112, 113, 114

Section 5.3-CONSTRUCTION PLAN REVIEW

In addition to the requirements of Section 4.3, any building, accessory structure or structure that is subject to the Building Code provisions of this Article 5 shall provide construction documents along with the application. Residential projects require two sets of construction documents (plans) to be submitted, while non-residential projects require three sets (or 2

sets and 1 digital copy). One set of construction documents will be returned to the applicant when the permit is issued and picked-up. The construction documents shall be drawn on suitable material and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the applicable code and relevant laws, ordinances, rules and regulations, as determined by the Building Officer. The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distance from lot lines. In addition, construction documents for non-agricultural commercial, industrial, commercial storage, business, institutional-public (except those that are state and federally funded) and multi-family residential buildings and/or their accessory structures shall be prepared by a registered design professional and be in accordance with the provisions of the applicable codes adopted.

Section 5.4-INSPECTIONS

Any building, accessory structure or structure that is subject to the Building Code provisions of the Article 5 shall be subject to inspections. For onsite construction, from time to time the Building Officer, upon notification from the permit holder or his/her agent, shall make or cause to be made any necessary inspections and shall either approve the portion of the construction as completed or shall notify the permit holder or his/her agent wherein the same fails to comply with the Building Code. Final inspection shall be made after the permitted work is complete and prior to occupancy.

It shall be the duty of the permit holder or their agent to notify the Building Officer that such work is ready for inspection. It shall be the duty of the person requesting any inspection required by the Building Code to provide access to and means for inspection of such work.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Officer. The Building Officer upon notification shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with the Building Code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Officer.

Section 5.5-CERTIFICATE OF OCCUPANCY

No building, accessory structure or structure shall be used or occupied until the Building Officer has issued a certificate of occupancy therefore as provided herein. After the Building Officer inspects the building, accessory structure or structure and finds no violations of the provisions of the Building Code or other laws and ordinances that are enforced by LaSalle County Land Use Department and the LaSalle County Health Department, the Building Officer shall issue a certificate of occupancy which shall contain the following: 1. The building permit ordinance; 2. The address of the structure; 3. The name and address of the owner; 4. The description of that portion of the structure for which the certificate is issued; 5. A statement that the described portion of the structure has been inspected for compliance with the requirements of the Building Code; 6. The name of the Building Officer; 7. The edition of the code under which the permit was issued; 8. Any special stipulations and conditions of the building permit.

The Building Officer is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building Officer shall set a time period during which the temporary certificate of occupancy is valid.

The Building Officer, shall in writing, suspend or revoke a certificate of occupancy issued under the provisions of this Ordinance whenever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building, accessory structure or structure or portion thereof is in violation of this Ordinance or any of the provisions of the Building Code.

ARTICLE 6 FEES

Section 6.1-PERMIT FEES

To partially defray expenses of administering the ordinance, a fee shall be charged for each building permit application and the fee shall be paid when the application is approved. A check shall be made payable to the LaSalle County Treasurer who shall account for the same to the County of LaSalle. The fees shall be in accordance with the schedules listed below. All fees are nonrefundable.

• COMPLIANCE PERMIT FEES

The building permit application fee for all buildings, accessory structures and structures that are not subject to the provisions of Article 5-Building Code including agricultural buildings, agricultural accessory structures and agricultural structures, and pools shall be \$25.00 per application and said fee will be charged to determine compliance with the ordinances and statutes set forth in Section 4.3.

The building permit application fee for, all other commercial towers, and public utility towers (greater than 50 feet in height) shall be \$25.00 per foot for a new tower and \$1,200.00 to add equipment to an existing tower.

The building permit application fee for unoccupied equipment (that includes but not limited to pipelines, railroad tracks, and electric stations) shall be \$.08 per square foot not to exceed the fee of \$20,000.

Permit fee for commercial wind energy facility or commercial solar energy facility shall be the lesser of \$5,000 per MW of nameplate capacity (rounded up) or \$75,000.

Permit fee for an energy storage system shall be the lesser of \$5,000 per MW of nameplate capacity or \$50,000.

• BUILDING CODE PERMIT FEES

RESIDENTIAL ONE AND TWO FAMILY DWELLINGS AND TOWNHOUSES

For nonagricultural detached one and two family dwellings (townhouses) not more than three stories in height and/or their accessory structures the following fees shall be charged:

- a. New construction/ additions/ alterations \$0.22 per square foot for all areas, but not less than \$130.00 minimum.
- b. Accessory structures (decks, sheds, detached garages, gazebos and all other accessory structures) \$0.17 per square foot for all areas, but not less than \$70.00 minimum.
- c. Electrical-new construction/additions/alterations \$0.12 per square foot for all habitable areas, but not less than \$70.00 minimum
- d. Plumbing-new construction/additions/alterations \$0.12 per square foot for all habitable areas, but not less than \$70.00 minimum.
- e. HVAC construction/additions/alterations \$0.12 per square foot for all habitable areas, but not less than \$70.00 minimum
- f. Re-inspection or extra inspection needed or requested \$75.00 per re-inspection
- g. Residential Plan Review:
 1. New Home \$150.00
 2. Accessory Structure \$75.00
 3. Additions/Remodel \$100.00
 4. Deck/Covered Porch (unenclosed) \$75.00
 5. Misc. Plan Review \$75.00
- h. Residential Solar. \$250.00 (includes building/electrical/plan review)

- **BUILDING CODE PERMIT FEES**

COMMERCIAL, INDUSTRIAL COMMERCIAL, STORAGE, BUSINESS INSTITUTIONAL-PUBLIC AND MULTI- FAMILY

For non-agricultural commercial, industrial, commercial storage, business, institutional-public (except those that are state and federally funded) and multi-family buildings, accessory structures and structures that the following fees shall be charged:

- a. Commercial, industrial, commercial storage, business, institutional-public and multi-family building permit
new construction ** additions ** alterations** accessory structures
\$0.25 per square foot for all areas, but not less than \$160.00 minimum

Early start for footing/foundation \$190.00

- b. Electrical
new construction ** additions ** alterations**
\$0.12 per square foot for all occupiable space, but not less than \$70.00 minimum
- c. Plumbing
new construction ** additions ** alterations**
\$0.12 per square foot for all occupiable space, but not less than \$70.00 minimum
- d. Heating and air conditioning
new construction ** additions ** alterations**
\$0.12 per square foot for all occupiable space, but not less than \$70.00 minimum
- e. Moving, raising, shoring or underpinning of structure or foundations \$125.00
- f. Reinspection or extra inspections needed or requested \$75.00 per re-inspection
- g. Expired Permit Final Inspection \$200.00 per inspection
- h. Commercial Plan Review \$90.00/Hr. (\$360 flat plan review fee for projects under 7500 sf)

In addition to the above fees, an additional 10% of the total fee will be charged to those buildings, accessory structures and structures that are subject to the Building Code provisions of Article 5.

Units of local government are exempt from any administrative fees. Units of local government include but are not limited to: state, county, townships, municipalities, library districts, drainage districts, fire and rescue districts and school districts.

- **LATE FEE –PENALTY**

There shall be a late fee/penalty in the amount of double the permit fee in cases where the start of construction of the building, accessory structure, structure, addition or exterior structural alteration has occurred prior to obtaining a building permit.

Section 6.2-AGRICULTURAL USE-EXEMPTION FROM BUILDING CODE FEES

Building, accessory structures and structures that are used for bona fide agricultural uses are exempt from the Building Code provisions of Article 5 and related Building Code fees. If the buildings(s), accessory structure(s) or structure(s) is/are exempt as a bona fide agricultural use, a permit will be required pursuant to Section 6.1 at a \$25.00 fee per building permit application to determine compliance with the ordinances and statues set forth in Section 4.3. Bona fide agricultural uses Shall mean the growing of crops in the open, raising and feeding of stock and poultry, farming, truck gardening, flower growing, apiaries, aviaries, mushroom growing, nurseries, orchards, forestry, viticulture, aquaculture, and fur farms; including the necessary structures, including residences, to carry on the agriculture operation, and further including a roadside stand for the sale of products produced on the premises, so long as said bona fide agricultural use produces gross income of \$5,000.00 or more to the operator. Proof of income from the proceeding calendar year shall be required.

. To qualify for said exemption, the operator must sign an affidavit under oath that the operator's use of the buildings(s), accessory structure(s), and/or structure(s) qualifies for such bona fide agricultural uses.

ARTICLE 7 ENFORCEMENT AND PENALTIES

SECTION 7.1-BUILDING ENFORCEMENT OFFICER

This ordinance shall be administered and enforced by the County Building Officer or his/her designee. The LaSalle County Board may authorize such assistant building officer(s), inspectors and related technical officers as necessary to assist the County Building Officer in the administration and enforcement of this Ordinance. The LaSalle County Land Use Department shall be the department authorized and responsible for the administration and enforcement of this Ordinance.

Section 7.2- VIOLATIONS

Proper authorities of the County may institute any appropriate action or proceedings against a violator as provided by this ordinance.

Section 7.3-FINES/STOP ORDERS

When persons, firms or corporations, or agents, employees, contractors or subcontractors of such, who violate, disobey, omit, neglect, or refuse to comply with, or who resist enforcement of this Ordinance shall forfeit, upon conviction, to the county not less than fifty dollars (\$50.00) or more than five hundred dollars (\$500.00) for each violation, plus costs of action, and each day that such violation continues shall be deemed a separate offense.

When violations are found, the Building Officer, may post a Building Permit Violation Certificate and issue a STOP ORDER on the property affected. This notice shall not be removed except by the Building Officer. Said STOP ORDER shall constitute notice to the property owner, as well as all contractors and subcontractors, that any continued activity on site is in violation of the LaSalle County Building Permit Ordinance. Said STOP ORDER shall be removed by the Building Officer when the owner of the site remedies all violations cited.

ARTICLE 8 BUILDINGS UNDER CONSTRUCTION UNDER PRIOR ORDINANCE

Section 8.1

To avoid undue hardship, the provisions of this Ordinance shall not be applicable to buildings, accessory structures or structures in which, prior to the effective date of this Ordinance, a construction permit under the prior LaSalle County Construction Permit Ordinance was either granted or lawfully applied for and the start of construction is commenced within 9 months of issuance.

ARTICLE 9 APPEALS

Section 9.1

Any person aggrieved by the written denial of approval of a building permit application by the Building Officer or any order, decision, or determination made by the Building Officer relative to the application and interpretation of this Ordinance, may appeal to the County Development Committee to review said decision.

Such appeals shall be made by filing a written notice of appeal with the Building Officer and paying a \$100 appeal fee. Checks shall be made payable to LaSalle County Treasurer. The Building Officer shall not transmit or forward the notice of appeal to the County Land Use Committee and the County Land Use Committee shall not hear the appeal until the \$100.00 fee is paid. Upon the filing of written notice of appeal and payment of the appeal fee, the Building Officer shall forthwith transmit to the Land Use Committee the notice of appeal and all papers constituting the record upon which the action appealed from was taken.

The County Land Use Committee shall hear and decide appeals from any decision made by the Building Officer.

The Land Use Committee may reverse or affirm, wholly or partly, may modify or amend the decision appealed from, to the extent and in the manner that the Committee may decide to be fitting and proper in the circumstances and to the end the Committee shall have all the powers of the Building Officer from whom the appeal is taken. The decision of the Development Committee is final. Nothing herein contained shall be construed to give or grant to the Committee the power or authority to alter or change this ordinance, such power and authority being reserved to the County Board.

ARTICLE 10 VALIDITY

Section 10.1-VALIDITY

If any article, section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decisions shall not affect the validity of the remaining portions of this ordinance.

ARTICLE 11 INTERPRETATION, PURPOSES AND CONFLICTS

Section 11.1-INTERPRETATION

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public health, safety, comfort and general welfare.

Section 11.2-PURPOSES

It is not intended by this ordinance to interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, provided, however, that wherever this ordinance imposes greater restrictions upon the use of buildings, structures, or land, or requires more restrictive building lines, then the provisions of this ordinance shall prevail.

Section 11.3-CONFLICTS

All county ordinances, resolutions or parts thereof in conflict with the ordinance are hereby repealed insofar as they conflict with the provisions of this ordinance.

ARTICLE 12 EFFECTIVE DATE

Section 12.1-EFFECTIVE DATE

This LaSalle County Building Permit Ordinance shall be in full force and effect upon its passage and ten (10) days after it's publish in pamphlet form, and shall at that time replace in its entirety the provisions of the LaSalle County construction Permit Ordinance previously adopted by the LaSalle County Board on March 22, 1996, and subsequently amended on November 22, 1996, May 8, 1997, June 9, 1997, and December 8, 1997, September 29, 1998, and April 4, 2002 by the LaSalle County Board.