



WHITESIDE COUNTY

Phone: (815) 772-5175

18819 Lincoln Road
Morrison, Illinois 61270

BUILDING & ZONING

website: www.whitesidecountyil.gov

IMPORTANT TO ALL NEW HOME BUILDERS

WHITESIDE COUNTY BUILDING CODES

Effective January 1, 2025

On January 1, 2025, Whiteside County's officially adopted building codes became effective. The adopted codes include the 2021 editions of the International Residential Code, International Fire Code, International Mechanical Code, International Fuel Gas Code, International Swimming Pool and Spa Code and the 2020 edition of the National Electrical Code. The county also adheres to the Illinois Carbon Monoxide Alarm Detector Act (430 ILCS 135/), the Illinois Energy Conservation Code (20 ILCS 3125/), the Radon Resistant Construction Act (420 ILCS 52/), the Plumbing Code promulgated by the Illinois Department of Public Health under Section 35 of the Illinois Plumbing License Law (225 ILCS 320/).

ILLINOIS CARBON MONOXIDE ALARM DETECTOR ACT (430 ILCS 135/)

Public Act 94-741, effective January 1, 2007

The Carbon Monoxide Alarm Detector Act requires homeowners to install carbon monoxide detectors in all buildings containing bedrooms and sleeping facilities.

The primary features of the law are:

- Every "dwelling unit" must be equipped with at least one (1) operable carbon monoxide alarm within 15 feet of every room used for sleeping purposes.
- A "dwelling unit" means a room or suite of rooms used for human habitation. This includes single family residences, multiple family residences and mixed use buildings.
- The alarm may be combined with smoke detecting devices provided the unit complies with respective standards and the alarm differentiates the hazards.
- The owner must supply and install all required alarms. A landlord must ensure that the alarms are operable on the date of initiation of a lease. The tenant is responsible for testing and maintaining the alarm after the lease commences.
- A landlord is required to furnish one (1) tenant per dwelling unit with written information regarding alarm testing and maintenance.
- Willful failure to install or maintain any alarm in operating condition is a Class B criminal misdemeanor.

The Act does exempt certain residential units from the requirement. Those residential units in a building that (i) does not rely on combustion of fossil fuel for heat, ventilation or hot water; (ii) is not connected to a garage; and (iii) is not sufficiently close to any ventilated source of carbon monoxide to receive carbon monoxide from that source OR a residential unit that is not sufficiently close to any source of

carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the local building commissioner shall NOT require carbon monoxide detectors.

ILLINOIS SMOKE DETECTOR ACT (425 ILCS 60/)

Public Act 100-0200, effective January 1, 2023

The Smoke Detector Act requires homeowners to install approved smoke detectors in all buildings containing bedrooms and sleeping facilities.

The primary features of the law are:

- Every "dwelling unit" must be equipped with at least one (1) smoke detector in operating condition within 15 feet of every room used for sleeping purposes.
- A "dwelling unit" means a room or suite of rooms used for human habitation. This includes single family residences, multiple family residences and mixed use buildings.
- Approved "smoke detector" or "detector" means a smoke detector of the ionization or photoelectric type, which complies with all the requirements of the Rules and regulations of the Illinois State Fire Marshal.
- Every single family residence shall have at least one (1) smoke detector on every story including the basement but not including unoccupied attic space.
- The smoke detectors shall be permanently wired into the structure's AC power line, the detectors shall be wired so that the actuation of one detector will actuate all the detectors in the dwelling unit. The hard wired detectors must also maintain an alternative back-up power source, which may be either a battery or batteries or an emergency generator.
- Willful failure to install or maintain in operating condition any smoke detector is a Class B criminal misdemeanor.

WHITESIDE COUNTY INSPECTIONS AND OCCUPANCY CERTIFICATES

An Occupancy Permit is required by the adopted International Residential Code to be issued prior to the use and occupancy of any new structure. When building a new home, a third-party inspector will be required to perform all inspections.

The applicant must contract with and pay for a qualified building inspector (qualified per Illinois Capital Development Board) to perform all inspections of the structure through the duration of the construction.

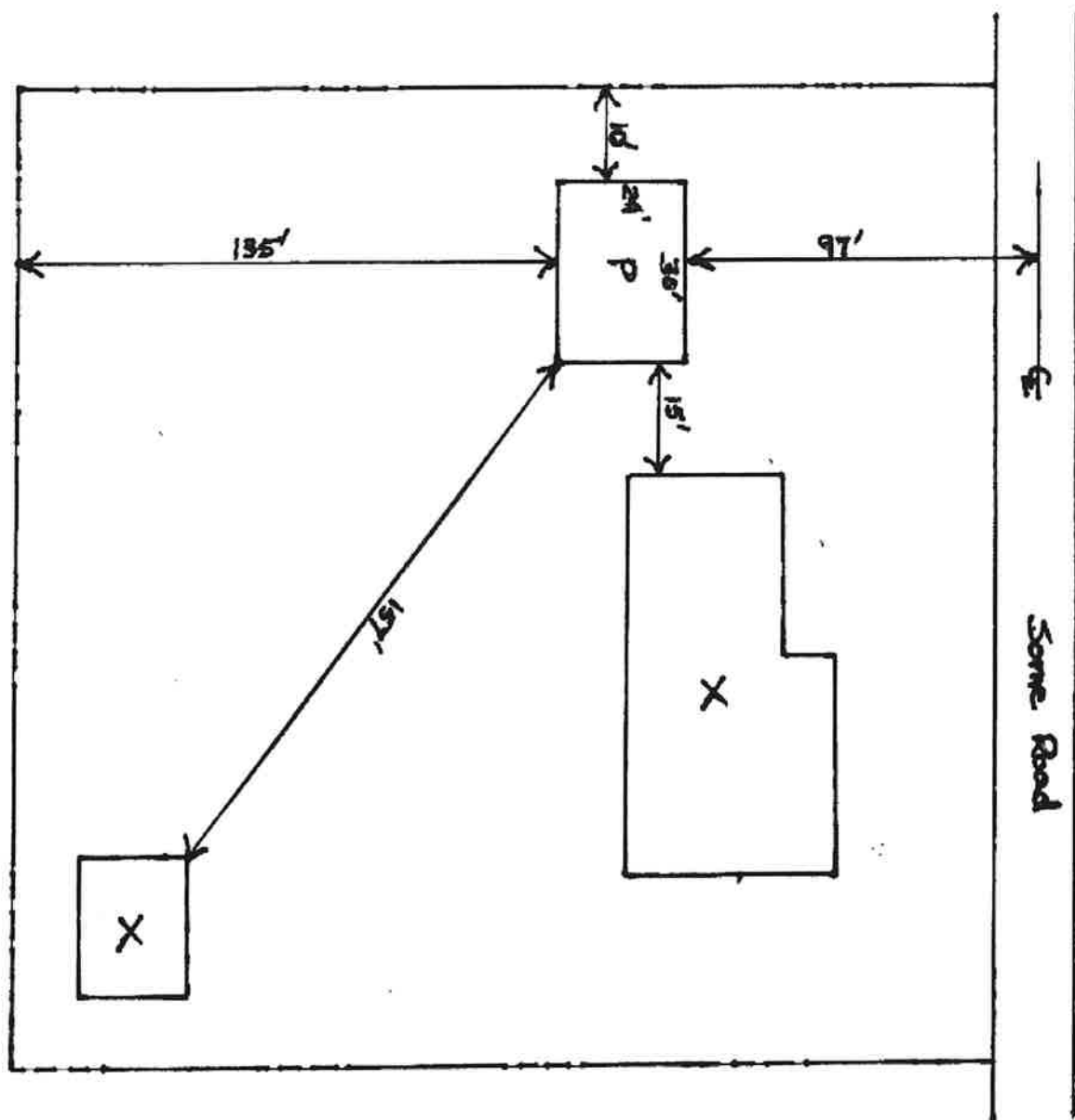
Once all inspections have been completed and approved, the inspector must certify that the structure meets the requirements of all applicable adopted codes and submit a signed/sealed certification to the Building and Zoning Office. Appropriate staff from the township/county/state level shall inspect those items as required by their respective codes. When approved, they must submit in writing to the Building and Zoning Office of such approvals.

When all required documentation of approvals is received and reviewed for completeness, the Building and Zoning Administrator shall then issue an Occupancy Certificate.

WHITESIDE COUNTY BUILDING PERMIT NEW HOME INSTRUCTIONS

In order to obtain a Building Permit in Whiteside County, these instructions must be followed and the completed application **submitted in person** to the Building and Zoning Office:

1. There may be other permits necessary, especially for construction of a new home. These may include an entrance tube permit, a well permit and a septic permit. The entrance tube permit is obtained from the appropriate road authority having jurisdiction over the roadway. You must contact the Whiteside County Environmental Health Department to obtain well and septic permits. If there is an existing well and/or septic, you must contact the Environmental Health Department to request the reuse of the well and/or septic permit. If you will be utilizing municipal water and/or sewer, you need to contact and obtain permits from that municipality. The Whiteside County Health Department is located at 1300 W. 2nd St., Rock Falls, Illinois. You may reach the Whiteside County Health Department at 815-772-7411 or 815-626-2230. **THESE PERMITS MUST BE OBTAINED BEFORE THE BUILDING PERMIT APPLICATION IS SUBMITTED.**
2. Page One: New Home Information of the application, provide the construction/structure information as requested including dimensions, square footage, intended use, construction value, type of foundation, number of rooms, size of garage and number of stalls etc. **Provide one (1) set of 18" x 24" or larger construction plans.**
3. Under "Contractor or Builder Information", provide name and address of contractor or builder. If you, as owner, are doing the work yourself, just put "Self" after "Name:"
5. Under Owner/Lessee Information: If you own the property, fill in the owner information. If you lease, fill in both owner and lessee information and the owner/owner's representative will need to sign the permit application.
6. Page Two: The applicant must furnish a copy of the legal deed of the property for which the building permit application is being made. This will be in the form of a deed or contract to purchase. A copy of these documents can be obtained from the Whiteside County Recorder's Office, however, a contract to purchase may not always be recorded. Please bring a copy of the deed to our office when submitting the building permit application. Do NOT tape the legal to application. Signature required that information on permit application is correct.
7. The last page of the application form requires a site plan. Draw and dimension the property lines, showing the road(s) abutting the property or providing access to the property, the location of all existing structures on the property, the proposed structure with dimensions and the setbacks from the proposed structure to the centerline of the road, to the other property lines, and to the other structures. A sample site plan is shown on the reverse side of these instructions. Along with the application, provide a copy of the construction design plans/drawings.
8. A temporary permit will be issued to allow for the establishment of forms to pour concrete/set corner poles. **Prior to the final permit being issued, the owner/owner's representative shall notify the Building & Zoning Office when the forms or poles have been set.** The Building & Zoning Administrator will then make a site inspection to confirm that the location of the forms and/or poles meet the requirements of the Zoning, Planning and Development Ordinance, a final building permit will be issued. **Construction may commence ONLY upon the issuance of the final building permit.**
10. Addresses for new construction, when appropriate, will be issued with the building permit by the Building & Zoning Office.



SAMPLE SITE PLAN

**WHITESIDE COUNTY
BUILDING PERMIT NEW HOME APPLICATION**

FOR OFFICE USE ONLY

Flood Zone	Floodway	Agricultural Use Yes____ No____	P.I.N.____-____-____-____
Census:	Zoning Class:	Township:	PERMIT No.
Application Date:		Issue Date:	Fee Paid: Penalty:

CONSTRUCTION INFORMATION

IMPORTANT NOTICE TO OWNER/OWNER'S REPRESENTATIVE

- Excavation, footing forms or corner poles are allowed after a temporary building permit is issued by the Building & Zoning Office.
- The orange permit card issued with the final permit must be displayed and be visible from the road.
- Construction must not be started without the orange final building permit properly displayed.
- No changes in the approved site plan may be made without the approval of the Building & Zoning Administrator.

NEW HOME INFORMATION

# Stories _____ Height: _____ Ft. # Bedrooms: _____ # Baths: _____			
Width: _____ Ft. Length: _____ Ft. Total Area: _____ Sq Ft			
Full Basement _____ Crawl Space _____ Slab _____ Walk-out _____			
Attached Garage _____ # Stalls _____ Width: _____ Ft. Length: _____ Ft. Total Area: _____ Sq Ft			
Construction Value: _____ *Deck__x__ *Patio__x__ *Porch__x__			
Water/Well Permit: # _____ Sewer/Septic Permit: # _____ *Covered: <u>YES/NO</u>			

CONTRACTOR OR BUILDER INFORMATION

NAME: _____	
ADDRESS: _____	CITY: _____

OWNER/LESSEE INFORMATION

OWNER INFORMATION	LESSEE INFORMATION
Name: _____	Name: _____
Address: _____	Address: _____
City, St, Zip: _____	City, St, Zip: _____
Phone: _____	Phone: _____
Site Address: _____	

(over)

I hearby declare that I have read the notice to owner/owner's representative and that all information on and attached with this application is correct, and hereby agree, in consideration of and upon issuance of a building permit, to do or allow to be done only such work as herewith applied for.

Owner/Owner's Representative Signature

PROVIDE FULL LEGAL DESCRIPTION OF PROPERTY HERE OR A COPY OF THE DEED SHOWING FULL LEGAL DESCRIPTION

SITE PLAN INSTRUCTIONS

Draw out the entire property as described in the Legal description provided for this application, giving the dimensions of said property and showing the access road(s). Draw all existing buildings/structures as they are now located on the property and mark them with an "X". Draw in the proposed structure or addition as it will be located on the property, providing all dimensions and marking it with a "P". Show the distances/dimensions from the proposed building, structure or addition to all property lines and to the centerline of the road(s). Show the location of the well and septic system.

TOWNSHIP DRIVEWAY ACCESS PERMIT
Whiteside County Highway Department

Township: _____

Highway Commissioner: _____

(Circle one) N S E W Side of Road

Address: _____
(Street or Road and City)

Approx. _____ Ft. / Mi. from _____
(circle one)

Between: _____
(Cross Street or Road)

and

_____ (Cross Street or Road)

PIN#: _____

TYPE / USE OF ENTRANCE

A. Type of Entrance

<input type="checkbox"/>	New Building
<input type="checkbox"/>	Circle Drive
<input type="checkbox"/>	2nd Entrance
<input type="checkbox"/>	Needs Entrance Widened
<input type="checkbox"/>	Needs Entrance New Location
<input type="checkbox"/>	Field Entrance

Residential

<input type="checkbox"/>	Single Family
<input type="checkbox"/>	Two or more Family
<input type="checkbox"/>	Garage
<input type="checkbox"/>	Accessory Building
<input type="checkbox"/>	Other

B. Proposed Use

Non-Residential

<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Commercial
<input type="checkbox"/>	Church
<input type="checkbox"/>	School
<input type="checkbox"/>	Other

SELECTED CHARACTERISTICS OF ACCESS

Please check all that apply.

<input type="checkbox"/>	Residential
<input type="checkbox"/>	Commercial/Delivery Trucks
<input type="checkbox"/>	Farming Equip. (small)
<input type="checkbox"/>	Business

<input type="checkbox"/>	Large Farm Equip.
<input type="checkbox"/>	Large Tractor/Trailer (semi)
<input type="checkbox"/>	School Bus Turn Around

IDENTIFICATION

Owner: _____
(Name) (Phone Number)

Address: _____
(Street Address)

Address: _____
(City) (State) (Zip)

Contractor: _____

I hereby certify that the proposed work is authorized by the Owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of Applicant

Date

VALIDATION (Township use)

Date: _____

Highway Commissioner (signature)

CULVERT

Size: _____ Length: _____

Type: _____

COUNTY DRIVEWAY ACCESS PERMIT

Whiteside County Highway Department

18819 Lincoln Rd., Morrison, IL 61270
(815) 772-7651 (815) 772-4870 (Fax)
Russell L. Renner - County Engineer

(Circle one) N S E W Side of Road

Address: _____
(Street or Road and City)

Approx. _____ Ft. / Mi. from _____
(circle one)

Between: _____
(Cross Street or Road)

and

_____ (Cross Street or Road)

PIN#: _____

TYPE / USE OF ENTRANCE

A. Type of Entrance

<input type="checkbox"/>	New Building
<input type="checkbox"/>	Circle Drive
<input type="checkbox"/>	2nd Entrance
<input type="checkbox"/>	Needs Entrance Widened
<input type="checkbox"/>	Needs Entrance New Location
<input type="checkbox"/>	Field Entrance

Residential

<input type="checkbox"/>	Single Family
<input type="checkbox"/>	Two or more Family
<input type="checkbox"/>	Garage
<input type="checkbox"/>	Accessory Building
<input type="checkbox"/>	Other

B. Proposed Use

Non-Residential

<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Commercial
<input type="checkbox"/>	Church
<input type="checkbox"/>	School
<input type="checkbox"/>	Other

SELECTED CHARACTERISTICS OF ACCESS

Please check all that apply.

<input type="checkbox"/>	Residential
<input type="checkbox"/>	Commercial/Delivery Trucks
<input type="checkbox"/>	Farming Equip. (small)
<input type="checkbox"/>	Business

<input type="checkbox"/>	Large Farm Equip.
<input type="checkbox"/>	Large Tractor/Trailer (semi)
<input type="checkbox"/>	School Bus Turn Around

IDENTIFICATION

Owner: _____
(Name) (Phone Number)

Address: _____
(Street Address)

Address: _____
(City) (State) (Zip)

Contractor: _____

I hereby certify that the proposed work is authorized by the Owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of Applicant

Date

VALIDATION (County Highway use)

Date: _____

County Engineer (signature)

CULVERT

Size: _____ Length: _____

Type: _____

Amount Due for Culvert _____

Permit Fee _____

Total Amount Due _____

TEMPORARY BUILDING PERMIT

WHITESIDE COUNTY

A TEMPORARY PERMIT DOES NOT CONSTITUTE PERMISSION TO POUR CONCRETE OR TO CONSTRUCT ANYTHING BEYOND ESTABLISHING THE FORMS OR CORNER POLES.

Owner Name: _____

Address: _____

City, State, Zip: _____

This is to allow for the establishment of forms to pour concrete/set corner poles for a home/pole building at the following location:

Site Address: _____

Site PIN: _____

*****Upon completion of the above stated action, *CALL* the Building and Zoning Office at (815) 772-5175 for a setback inspection.**

The Administrator, at their earliest convenience, will go to the site to perform the setback inspection based on the location of the forms/corner poles. If the setback meets the requirements of the Zoning, Planning and Development Ordinance, a final building permit will be issued. Construction may commence upon the issuance of the final building permit. **Failure to follow the above instructions may result in a penalty fee of \$50.00 plus one half the cost of the permit fee.**

AFFIDAVIT:

By my signature below, I state that I have read the above requirements and understand that this temporary permit only allows for the establishment of the forms for concrete/set corner poles.

Signature of Owner/Owner's Representative

Date

APPROVED:

Building and Zoning Administrator

Date