

BUILDING CONSTRUCTION DOCUMENT REQUIREMENTS

SUBMITTAL DOCUMENTS

All construction and technical documents shall be submitted as follows:

- Two (2) plan sets for new residential homes and all other construction, alteration or repairs.
- Four (4) plan sets for new commercial buildings and all other construction, alteration or repairs.

The construction documents shall be prepared by a State of Illinois registered design professional when the scaled cost of construction is in excess of \$10,000 and or where special conditions exist, the building official may require construction documents be prepared by the design professional regardless of cost. The building official may waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the scope of the work applied for is such that reviewing of certified construction documents is not necessary to obtain compliance with village code.

INFORMATION ON CONSTRUCTION DOCUMENTS

- All construction documents shall be drawn to scale and on a suitable material. Electronic media documents are permitted for submittal where approved by the building official.
- Construction documents shall be of sufficient clarity to indicate the location, scope and extent of the work being proposed and show in detail that it will conform to the provisions of all applicable building codes, amendments, relevant ordinances and the rules and regulations of the Village of Inverness.

MANUFACTURES INSTALLATION INSTRUCTIONS

- Manufactures installation instructions as required by code shall be made available on the jobsite at the time of inspection and or as required by the building official.

INFORMATION ON BRACED WALL DESIGN

- For buildings and structures utilizing braced wall design, braced wall lines shall be identified on the construction documents. Pertinent information including, but not limited to, bracing methods, location and length of braced wall panels and foundation requirements of braced wall panels at top and bottom shall be provided.

SITE PLAN

- The construction documents submitted with the permit application shall be accompanied by a site plan, drawn to scale, showing the size and location of the new construction or improvement, existing structures on the site and distances from all lot lines. This information shall be based on a current plat of survey if a separate site plan is not being submitted.
- A septic system location drawing shall be submitted outlining the distance from its components to the proposed new construction or improvement.
- The building official may waive or modify the requirement for a site plan where the permit application is for alteration or repair or where otherwise warranted.