

COMMERCIAL / INDUSTRIAL / MULTI-FAMILY PERMITS

The following are required before a permit can be issued for the above projects:

Completed building permit application.

1 final electronic version in PDF format and 2 copies of a Site Plan of the lot showing the new and existing structures, setbacks from lot lines and between buildings, and location of driveways, parking and landscaping areas.

1 final electronic version in PDF format and 2 complete sets of architecturally sealed construction plans. Drawings shall be to scale (prefer 1/4"=1' but will accept 1/8"=1' depending on size of project). Construction documents 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 applicable codes, relevant laws, ordinances, and rules and regulations, as determined by the building official. *Applicant is responsible for knowing the current adopted building codes. Plans must include:

1. Mechanical drawings, including fire sprinkler/suppression system
2. Fire, audio, and visual annunciation system, if required per code
3. Construction type and design details
4. Use and occupancy loads and structural loads
5. Building height
6. Means of egress
7. Exterior wall envelope (Com-check or Res-check)
8. Any other pertinent information required by Plan Review

Completed electrical and/or sign permit application, if applicable.

All work must be drawn by an architect and submitted as part of the official construction drawings.

Illinois State law requires that, as a minimum, all plans submitted for the construction of a new structure, addition, or major improvement be sealed by a Registered Architect or Structural Engineer. Building systems, electrical, plumbing, mechanical, etc. must be designed by one of the aforementioned individuals or may be designed and sealed by a Professional Engineer.

Compliance with 2015 Illinois Energy Conservation Code

1. A signed COMcheck compliance report (www.energycodes.gov) including: a. Inspection Checklist, Efficiency Certificate, Compliance Certificate
2. Window/ door schedules or manual information on assemblies separating conditioned from non-conditioned space. (Determined in accordance with 303.1.3 of the 2015 IECC)

Fire Department approval from local fire district, if applicable.

A complete list of subcontractors.

State Roofing License, if applicable.

Call J.U.L.I.E. before you dig at 1-800-892-0123.

Code References

2015 International Building Code	2014 National Electrical Code	2015 International Residential Code
2015 International Mechanical Code	Illinois Plumbing Code	2015 International Fuel Gas Code
2015 International existing building code	Illinois Accessibility Code	2015 International Fire Code
2015 Illinois Energy Conservation Code	2015 NFPA101 Life Safety Code	
City of Tuscola Code of Ordinances		

Email: msalmon@tuscola.org (preferred method for digital media)

Submit plans and applications to City Hall or mail to:

City of Tuscola
Building Department
214 N Main Street
Tuscola IL 61953