

Contractor Information

To: Building and Mechanical Contractors
From: City of Tuscola Building Dept.

Purpose: This information is an attempt to keep builders informed of procedures and requirements of the City of Tuscola Building Department. Hopefully this information will help you determine what is expected of you and help eliminate problems that occur from lack of communications. It is our desire to make every effort to keep you informed, hopefully avoiding any loss of time or extra expense that lack of information or misinformation might cause. If at any time you have any questions, please feel free to contact me at 217-253-2112.

Applicable Codes:	City adopted	State adopted
	City of Tuscola Zoning Code	NFPA Life Safety Code, current
	IBC 2006 (International Building Code)	<u>Illinois Accessibility Code 1997</u>
	IMC 2006 (International Mechanical Code)	<u>Illinois Plumbing Code 2004</u>
	IFGC 2006 (International Fuel Gas Code)	IL State Fire Marshal Regulations
	IRC 2006 (International Residential Code)	2009 IECC (Illinois Energy Conservation Code)
	IFC 2006 (International Fire Code)	IL CO Detector Act
	National Electric Code 2008	IL Residential Bldg. Code
	Other Local Authorities	
	CIPS Regulations	
	Douglas Co. Health Dept. Regulations	

Permits Required: Demolition permit, Building permit, Sign permit, Electrical permit. No other mechanical permits are issued by the city at this time. However, the other trades will be inspected and the above codes apply. Occupancy permits are issued upon request only, although a final inspection before occupancy is required (see **Building Inspection Schedules**). There is also a water and sewer connecting fee (see **Water and Sewer Lines and taps** and **Fee Schedule** page 2). All structures (anything constructed, made, or erected; the use of which requires location on the ground, or attachment to something having a fixed location on the ground) requires a building permit. Permits must be acquired for all buildings, or structures being erected, altered, renovated (including building walls, roof structures, moving walls, closing in doors or windows, or any exit or escape), relocated, or demolished. This includes, but not limited to, new buildings, additions, garages, yard sheds, towers, flat concrete work, pools, TV dishes, decks, patios, fences, and signs. See **Fee Schedule** on page 2. For structures in the floodplain, in addition to the permits mention above, a Floodplain Development Permit will also be required.

Building Contractors are required to have an IL Roofers license and the license number must appear on all building permits when roofing is involved. Dept of Energy COMcheck or REScheck software compliance report documents required with the building permit application. The software may be used free online at http://www.energycodes.gov/web_tools.stm

Plumbing Contractors are required to have an IL Plumbing license and the license number must appear on all building permits.

Electrical Contractors are required to have either a City of Tuscola Electrical license or one from a city accepted by the City of Tuscola. The City of Tuscola has amended the NEC, requiring all commercial buildings to be wired in conduit (raceway) and carry an equipment ground wire. CIPS and the City of Tuscola require all new service entrances to be approved by CIPS and the city code official (green tag).

Building Inspection Schedules are printed on the building and electrical permits and should be referred to as building proceeds or the code official may stop work. Not calling for inspections could create situations where otherwise easily remedied problems may be difficult and expensive to change. Please try to give the code official ample notice of the need for inspection. Demolitions require an inspection of the sanitary sewer after it is capped and before it is covered.

Water and Sewer Lines and Taps Contact Denny Cruzan, City Services Foreman, 217-253-2112 for locations, and inspections.

Tuscola Building Department on the Internet - Permit applications are available at: <http://www.tuscola.org> , go to the Building Department Forms and Applications.

Contractors should refer to the form “A Guide to Regulations on Construction Sites” for additional information and regulations. The form is available on the city’s web site.

Building Permits (Square footage for figuring permits includes all floors, including the garage, and the basement)

Minimum permit fee	\$25.00
New Construction Residential	\$7.50 per 100 square feet
New Construction Commercial and Industrial	\$10.00 per 100 square feet
Except Storage only Structures	\$5.00 per 100 square feet
Alteration, Renovation and Remodel	\$5.00 per 100 square feet for the space being altered
Accessory Structures	\$5.00 per 100 square feet
Flat work	\$0.75 per 100 square feet
Mobile Homes	\$25.00
All other structures	\$25.00
Add to above permit fees for	

Structures in the Floodplain

Valued less than \$100,000.00	\$75.00
Valued more than \$100,000.00	\$100.00
Improvements to existing structures	\$50.00

Demolition permit \$25.00

Sign Permits

Minimum permit fee	\$25.00
All signs	\$00.50 per square foot, one face

Electrical Permits

New construction and new service entrance:

	<u>Single phase</u>	<u>Three phase</u>
100 amp	\$35.00	\$50.00
200 amp	\$50.00	\$75.00
400 amp	\$75.00	\$125.00
600 amp	\$110.00	\$170.00
800 amp		\$225.00
1000 amp		\$290.00
1200 amp and larger		\$365.00

All other wiring \$1.00 per \$100.00 project cost of the first \$50,000 project cost, \$0.25 per \$100 of the remaining project cost

Minimum permit fee \$20.00

Electrician license/registration - \$100.0 per year, \$5000.00 Performance Bond, and passage (70%) of electrical exam.

Applications for Subdivision Plats, Variances, Special Uses, Re-Zoning, Text Amendments or any other appeal to the Planning Commission or Zoning Board: Fee \$100.00

Utility Permit Fees

Water taps – \$600.00 for a tap of a ¾” lateral line (from the main) , up to 40 feet, and the meter.
 Add \$300.00 if more than 40 feet or lateral line traverses a paved street. Larger than ¾”, will be actual cost of installing the meter and appurtenances.

Sewer taps – Residential \$250.00. Add \$40.00 per unit or room for multi-family and motels.
 Commercial \$300.00
 Industrial \$500.00