

New Construction - Residential Permit Information Packet



NEW LENOX

COMMUNITY DEVELOPMENT

Village of New Lenox • Community Development Department
1 Veterans Parkway • New Lenox • IL • 60451
Phone: (815) 462-6490 • Fax: (815) 462-6469
www.newlenox.net

Updated January 2022

STANDARDS CITED

INTERNATIONAL BUILDING CODE - 2018

INTERNATIONAL MECHANICAL CODE - 2018

INTERNATIONAL RESIDENTIAL CODE – 2018

NATIONAL ELECTRICAL CODE - 2017

IDOT SPECIFICATIONS

VILLAGE OF NEW LENOX MUNICIPAL CODE

ILLINOIS STATE PLUMBING CODE - 2014

ILLINOIS ACCESSIBILITY CODE- 2018

INTERNATIONAL PROPERTY MAINTENANCE CODE – 2018

INTERNATIONAL FUEL GAS CODE – 2018

INTERNATIONAL FIRE CODE – 2018

INTERNATIONAL ENERGY CONSERVATION CODE 2018
WITH STATE OF ILLINOIS AMENDMENTS

NOTE:

**LOCAL AMENDMENTS TO THE ABOVE CODES
ARE AVAILABLE AT THE VILLAGE OF NEW LENOX OFFICE**

June 2019

RESIDENTIAL INSPECTION REQUIREMENTS

BUILDING

Footing
Wall (Winter Only)
Foundation Dampproofing
Foundation Backfill
Electric Service
Rough
Insulation
Final
Water Meter

CONCRETE

Sidewalk
Driveway/Apron
Basement Floor
Garage Floor

PLUMBING

Underground
Sewer & Water / Sump
Rough
Final

OPEN SPACE FEES BY SUBDIVISION

Subdivision	Elementary District	Elementary Const. Fee	High School District	High School Const. Fee	Park	Village	Fire	Library	Police Comm.	Mun. Bldg Fee	Trans. Fee	Trees *
Ashton Estates	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210	X* - N.L.	X	X - N.L.	X - N.L.	X	X		LOC
Ashton Estates North	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210	X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Bristol Park	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210		X + \$855 (RS)	X - N.L.	X - N.L.	X	X	X	LOC
Brianwood Place Townhomes	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210	X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Calistoga Unit 1	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210	X - N.L.	X	X - N.L.	X - N.L.	X	X		LOC
Calistoga Units 2 and 3	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210	X - N.L.	X	X - N.L.	X - N.L.	X	X		LOC
Calistoga Unit 4	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210	X - N.L.	X	X - N.L.	X - N.L.	X	X		LOC
Cherry Hill Meadows Unit 1A	X - N.L. 122		X - L-W210		X - N.L.							B.P.
Cherry Hill Meadows Unit 2	X - N.L. 122		X - L-W210		X - N.L.							Pre
Crown Fox P.U.D.	X - N.L. 122		X - L-W210		X - N.L.	X	X - N.L.	X - N.L.	X			
Crystal Springs	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210		X	X - N.L.	X - N.L.	X	X	X	LOC
Fieldstone Unit 1 Lot 80	X - N.L. 122		X - L-W210		X - N.L.	X						LOC
Gibbons	X - N.L. 122		X - L-W210		X - N.L.	X	X - N.L.	X - N.L.	X			Pre
Heather Glen Phases 5 and 6	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210	X* - N.L.	X + \$826 (RS)		X - N.L.	X	X		LOC
Hibernia Estates Units	X - N.L. 122		X - L-W210		X* - N.L.	X	X - N.L.	X - N.L.	X			LOC
Jacob's Field	X - N.L. 122		X - L-W210		X - N.L.	X	X - N.L.	X - N.L.	X			LOC
La Poca Sicilia	X - N.L. 122		X - L-W210		X - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Lakes Park	X - Frankfort 157C	X - Frankfort 157C	X - L-W210	X - L-W210		X + \$508.10 (RS)	X - N.L.	X - N.L.	X	X	X	LOC
Leigh Creek South	X - Frankfort 157C	X - Frankfort 157C	X - L-W210	X - L-W210		X	X - N.L.	X - N.L.	X	X	X	LOC
Lincoln Station Rowhomes	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210	X - N.L.	X*	X - N.L.	X - N.L.	X	X	X	LOC
Linden Oaks Estates	X - N.L. 122		X - L-W210		X - N.L.	X	X - N.L.	X - N.L.	X	\$537	\$724	LOC
Old Homestead	X - N.L. 122		X - L-W210		X - N.L.	X						
Palmer Ranch Unit 6	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210	X - N.L.	X	X - N.L.	X - N.L.	X	X		LOC
Prairie Crossings	X - N.L. 122		X - L-W210		X - N.L.	X	X - N.L.	X - N.L.	X			LOC
Prairie Ridge Estates	X - Homer 33C		X - Lockport 205		X* - N.L.	X						LOC
Prairie Ridge North	X - Homer 33C	X - Homer 33C	X - Lockport 205	X - Lockport 205	X - N.L.	X	X - Lockport	X - Homer	X	X	X	LOC
Shannon Estates	X - N.L. 122		X - L-W210		X* - N.L.	X	X - N.L.	X - N.L.	X			LOC
Sky Harbor	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210	X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Steeple Run	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210	X - N.L.	X + \$555 (BT)	X - N.L.	X - N.L.	X	X	X	LOC
Sylvan Meadows Unit 1	X - N.L. 122		X - L-W210		X - N.L.	X	X - N.L.	X - N.L.	X			Pre
Sylvan Meadows Remainder	X - N.L. 122		X - L-W210		X - N.L.	X	X - N.L.	X - N.L.	X			LOC
Walker Country Estates Units 1 and 2	X - N.L. 122		X - L-W210			X	X - N.L.	X - N.L.	X			
Walker Country Estates Unit 4	X - N.L. 122		X - L-W210			X	X - N.L.	X - N.L.	X			LOC
Walker Ctry Est Resub Part of Lot 101 N Phase II Unit 1			X - L-W210			X	X - N.L.	X - N.L.	X			LOC
Walker Ctry Est N Phase II Unit 3			X - L-W210			X	X - N.L.	X - N.L.	X			LOC
Water Chase Estates	X - N.L. 122	X - N.L. 122	X - L-W210	X - L-W210	X* - N.L.	X	X - N.L.	X - N.L.	X	X	X	LOC
Wildflower Estates	X - N.L. 122		X - L-W210			X						LOC
Wildwood Units 8A, 9 and 10	X - N.L. 122		X - L-W210			X						LOC
Wildwood Unit 8B	X - N.L. 122		X - L-W210									LOC
WyndRidge Downs	X - N.L. 122		X - L-W210		X - N.L.	X	X - N.L.	X - N.L.	X	\$537	\$724	Pre

X* indicates a combination of cash and land donation
9/16/2020

BT: Bike Trail
RS: Relief Sewer

* B.P. = paid with building permit
LOC = Letter of Credit
Pre = Pre-paid by Developer



MAYOR
TIMOTHY BALDERMANN
ADMINISTRATOR
KURT T. CARROLL
VILLAGE CLERK
LAURA ZILINSKAS

TRUSTEES
DAVID BUTTERFIELD
KATIE CHRISTOPHERSON
DOUGLAS E. FINNEGAN
KEITH MADSEN
LINDSAY SCALISE
DAVID SMITH

NEW LENOX CONSTRUCTION FEES AND CHANGES FOR SINGLE FAMILY DWELLINGS

Building Permit

Sq. Ft. Living Area	X	\$137.90	X	0.008 = Permit Fee
Sq. Ft. Basement Area	X	\$23.57	X	0.008 = Permit Fee
Sq. Ft. Garage Area	X	\$53.77	X	0.008 = Permit Fee

EXAMPLE

Living Area	2000 Sq. Ft.	X	\$137.90 =	\$275,800.00	X	0.008 = \$2,206.40
Bsmt. Area	1000 Sq. Ft.	X	\$ 23.52 =	\$ 23,520.00	X	0.008 = \$ 188.16
Garage Area	575 Sq. Ft.	X	\$ 53.77 =	\$ 30,917.00	X	0.008 = \$ 247.34

TOTAL PERMIT FEE \$2,641.90

Additional Fees:

Sewer Tap on Fee	\$8,156.00	
Water Tap on Fee	\$5,092.00	
Temporary Water Usage	\$ 50.00	
Water Meter Deposit	\$ 50.00	
Water Meter Equipment	\$ 600.00	1" Inch Meter
Plan Review	\$ 150.00	First Review
	\$ 35.00	For each additional review required
Inspection Fees	\$ 500.00	
1 st Reinspection Fees	\$ 75.00	
Add'l Reinspection Fees	\$ 300.00	For each reinspection after the 2 nd reinspection
Certificate of Occupancy	\$ 30.00	
Transportation Fee	\$ 713.00	
Municipal Building Fee	\$ 569.00	
Infrastructure Fee	\$ 100.00	

NOTE: In addition to the above fees an open space contribution may apply in accordance with the resolution #19-20.

Please make checks payable to the Village of New Lenox!

Fee Effective Date January 1, 2023

CONSTRUCTION SITE:

Address _____ Lot # _____

Subdivision _____

OPEN SPACE FEES

Please check applicable taxing districts:

_____ NEW LENOX GRADE SCHOOL DISTRICT #122
102 S. Cedar Road, New Lenox 815-485-2169
Date Paid _____ Received by _____

_____ NEW LENOX HIGH SCHOOL DISTRICT #210 LINCOLN WAY HIGH SCHOOL
1801 E. Lincoln Highway, New Lenox 815-462-2100
Date Paid _____ Received by _____

_____ UNION SCHOOL DISTRICT #81
1661 Cherry Hill Road, New Lenox 815-726-5218
Date Paid _____ Received by _____

_____ NEW LENOX COMMUNITY PARK DISTRICT
701 W. Haven Avenue, New Lenox 815-485-3584
Date Paid _____ Received by _____

_____ NEW LENOX TOWNSHIP LIBRARY
120 Veterans Parkway, New Lenox 815-485-2605
Date Paid _____ Received by _____

_____ NEW LENOX FIRE PROTECTION DISTRICT
261 E. Maple (Route 30), New Lenox 815-462-4500
Date Paid _____ Received by _____

VILLAGE OF NEW LENOX AND POLICE COMMUNICATIONS
These fees will be paid at the Village of New Lenox – 1 Veterans Parkway

Please submit this form along with all applicable ORIGINAL receipts to the Village of New Lenox.

ADDITIONAL GOVERNMENTAL AGENCIES CONTINUED ON NEXT PAGE

OPEN SPACE FEES PAGE 2

_____	HOMER CONSOLIDATED SCHOOL DISTRICT #33C 15733 Bell Road, Homer Glen Date Paid _____	Received by _____	708-226-7600
_____	HOMER TOWNSHIP PUBLIC LIBRARY DISTRICT 14320 W. 151 st Street, Lockport Date Paid _____	Received by _____	708-301-7908
_____	HOMER TOWNSHIP FIRE PROTECTION DISTRICT 16050 S. Cedar Road, Lockport Date Paid _____	Received by _____	815-838-5006
_____	LOCKPORT TOWNSHIP HIGH SCHOOL DISTRICT #205 1323 E. Seventh Street, Lockport Date Paid _____	Received by _____	815-588-8000
_____	MANHATTAN SCHOOL DISTRICT #114 25440 S. Gougar Road, Manhattan Date Paid _____	Received by _____	815-478-0191
_____	MANHATTAN-ELWOOD PUBLIC LIBRARY DISTRICT 240 Whitson Street, Manhattan Date Paid _____	Received by _____	815-478-3987
_____	MANHATTAN FIRE PROTECTION DISTRICT 100 Park Road, Manhattan Date Paid _____	Received by _____	815-478-3197
_____	MANHATTAN PARK DISTRICT 397 S. State Street, Manhattan Date Paid _____	Received by _____	815-478-3324
_____	FRANKFORT SCHOOL DISTRICT #157C 10482 W. Nebraska Street, Frankfort Date Paid _____	Received by _____	815-469-5922

Please submit this form along with all applicable ORIGINAL receipts to the Village of New Lenox.

TYPICAL PLAN REVIEW NOTES

SMOKE DETECTORS: (I.R.C.) INTERNATIONAL RESIDENTIAL CODE

Smoke detectors shall be installed in the following locations:

1. In each sleeping room.
2. Outside of each separate sleeping area within ten feet of every bedroom.
3. On each additional story of the dwelling, including basements but not including crawl spaces. The detector located in the basement shall be on the basement ceiling, within three (3) feet of all stairways. A detector is not required in the uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke detector is required to be installed within an individual dwelling unit the detection devices shall be interconnected in such a manner that the actuation of one detector will activate all of the detectors in the dwelling units.

Smoke detectors shall received their primary power from the building wiring and shall also be provided with a battery back-up.

CARBON MONOXIDE DETECTORS:

Carbon monoxide detectors shall be installed within 10' of every bedroom and shall receive their power from the building wiring. For remodeling and additions, carbon monoxide detectors are permitted to be battery operated. Combination smoke detectors/carbon monoxide detectors are permitted.

RADON CONTROL:

All basements and crawl spaces require a passive radon mitigation system consisting of a minimum 3" diameter schedule 40 PVC pipe embedded into the sub-slab aggregate and vented through the roof. The vent pipe shall be identified at each floor level with a label stating "radon reduction system". A receptacle is required in the attic for a future fan.

The basement or crawl space floor shall be provided with a soil gas retarder consisting of a minimum 6 mil Polyethylene with joints lapped a minimum 12" and all pipes and penetrations sealed.

REQUIRED GROUND FAULT CIRCUIT INTERRUPTERS:

Ground fault circuit interrupters (GFI's) are required in every bathroom; all garage, basement, kitchen countertops and exterior receptacles; all exterior receptacles must have in-use covers. At least one receptacle is required in the basement.

ARC FAULT CIRCUIT INTERRUPTERS:

Arc fault circuit interrupters (AFCI) are required on all 15- & 20-amp branch circuits in dwelling unit bedrooms, family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, rec rooms, closets, hallways, or similar rooms. The AFCI shall be "combination type" to provide protection of the branch circuit.

TAMPER RESISTANT RECEPTACLE:

All 15 amp and 20 amp receptacles installed in dwelling units shall be tamper resistant (tr) receptacles.

FIRE SEPARATION WALL:

1 1/2 hour fire rated door required between garage and residence with a self-closing device
1-hour fire rated wall between garage and house

GUARDRAILS AND HANDRAILS:

Guardrails shall be located along open walking surfaces including stairs, ramps and landings located more than 30" from floor grade. The minimum guardrail height is 36". Openings in guardrails are limited so that a 4" sphere will not pass through any opening.

Handrails are required on at least one side of a continuous flight of stairs with three or more risers.

The minimum handrail height is 34"-38".

STAIRWAYS – TREADS and RISERS

The maximum riser height shall be 7 3/4 inches, the minimum tread depth shall be 10 inches, and the tread nosing shall be not less than 3/4-inch and not more than 1 1/4 -inch.

STAIRWAY HEADROOM:

The minimum headroom in all parts of the stairway shall not be less than 6'-8". Headroom required at stairways measured vertically from the sloped plane adjoining the tread nosing or from the floor surface on the landing or platform.

FIRE-STOPS:

Fire-stops are required at the following locations:

1. All interconnections between vertical and horizontal spaces such as at a soffit, dropped ceilings and other similar locations.
2. Concealed spaces of stud walls and partitions including furred spaces of concrete walls.
3. Ceiling and floor openings around vents, pipes, ducts and fireplaces at ceiling and floor levels.

WINDOWS:

All windows must meet a minimum energy efficiency rating of U-.30 and a structural design rating of DP 30.

BEDROOM WINDOWS:

Bedroom windows require a clear opening of 20" x 24" and operable area of 5.7 square feet. Sill height not to exceed 44 inches from finished floor.

WINDOW FALL PROTECTION:

When windows are located with the sill within 24" of the finished floor and greater than 72" above the finished grade, they shall be provided with an opening control device to restrict the window from opening more than 4".

BASEMENT WINDOWS:

All basements shall be provided with a minimum of one egress window that meets the minimum operable size of 5.7 sq. ft. The egress window shall be provided with a well of not less than 9 sq. ft. and a minimum projection of 36". Window wells with a depth of 44" or greater shall be provided with a ladder. Basements shall be provided with a minimum glazing area of at least 2% of the basement floor area.

ENERGY COMPLIANCE:

All new buildings are required to comply with the 2018 Energy Code with State of Illinois amendments. Code compliance can be met through the prescriptive method or by computer software; rescheck, remrate, etc. Manuals J, D & S are required for the hvac system design. A certificate listing all r-values and u-factors shall be posted in the electric distribution panel.

BLOWER DOOR:

A blower door test meeting a minimum 5 ach is required prior to occupancy. A duct blaster test is required on any duct work installed outside the thermal envelope.

ICE & WATER SHIELD:

An approved ice and water membrane shall be installed at the roof eaves and extend 2" inside the warm side of the building.

BORED HOLES AND NOTCHES:

1. Bored holes in bearing studs shall not be bored more than 40% of the width of the stud.
2. Holes bored into joists for piping or electrical cables shall not be closer than 2 inches to the top or bottom of the joist and the diameter of the hole shall not exceed 1/3 depth of the joist.
3. Notches in the top of joists or rafters shall not exceed 1/6 the depth of the members and shall not be located in the middle third of the span, and the tension side of beams, joists and rafters shall not be notched.

FRAMING LUMBER:

All structural framing members are required to be installed a minimum 16" o.c. If engineered floor or roof trusses are used, they may be installed 24" o.c. provided that the signed and sealed truss specs indicate the spacing dimension.

COLD WEATHER CONCRETE CONDITIONS:

Cold weather concrete conditions are in effect from December 1st until April 1st. Footing and foundation work are restricted during this time period and exterior flatwork is not allowed.