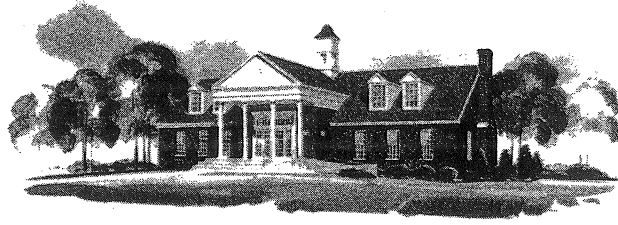


# The Village of South Barrington



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## ARCHITECTURAL PLAN REVIEW CHECKLIST

The checklist items listed below are the items that are typically reviewed during the plan review process. The list includes specific requirements for architectural drawings submitted for Building Permit, as well as items that are commonly found to be missing, incorrect or incomplete. This list is not all encompassing; therefore, all applicable codes and ordinances should also be reviewed by the Architect prior to submitting plans.

No error or omission in either plans or specifications, whether said plans or specifications have been approved by the Building Department or not, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the Building Codes and requirements of the Village of South Barrington.

### GENERAL ITEMS

- ف Drawings must be signed, sealed and certified by a Registered Architect in the State of Illinois.
- ف Project name, lot number, and subdivision must appear on each sheet.
- ف Review project for setback, zoning and subdivision CC&R conflicts.
- ف Determine the number of "bedrooms" for septic design purposes.
- ف Compare architectural plans with septic plan for consistency in topography, etc.
- ف Review septic for potential problems:
  - ف Percolation test date, depth and results.
  - ف Number of bedrooms?
  - ف Required size of septic field?
  - ف Fill required (must be completed prior to permit)?
  - ف New Perc test required?
- ف If house is intended to be built reversed, a note to that effect must be included on each sheet.
- ف Review light & vent requirements (10% & 5%).
- ف Review for any inconsistencies between plans, elevations, sections, details, noted, etc.
- ف Review for any conflicting dimensions, details, notes, etc.
- ف Review for any important information, details, sections, notes, dimensions, etc. that are needed by the Building Department to fully understand the project.
- ف Review for any special conditions that require structural calculations or details.
- ف Cook County Highway Permit is required for any project on Mundhank or Penny Roads (prior to issuance of permit from South Barrington).
- ف Engineered truss drawings are required prior to delivery of trusses to job-site.

- ☐ Conditions at step down floor areas:
  - ☐ 7'-0" minimum headroom.
  - ☐ Detail of framing condition at beam line is required.
- ☐ Conditions at crawlspaces:
  - ☐ 24" minimum headroom.
  - ☐ Floor material?
  - ☐ Crawlspace access with p.c. lite.
  - ☐ Access for mechanicals.
- ☐ Deck construction:
  - ☐ Joist sizes, span, and spacing.
  - ☐ Support conditions at house?
  - ☐ Lumber selection (wolmanized or cedar?).
  - ☐ Beam size and support conditions at house (if applicable).
  - ☐ 1" insulation on walls of crawlspaces.
- ☐ Conditions at stair from Garage to Basement:
  - ☐ 6" min. gas curb around opening.
  - ☐ Proper railing around stairwell.
  - ☐ Fire-rated door at top or bottom.
- ☐ Conditions at walk-out basements:
  - ☐ Slab detail at exterior doors (thermal break?)
  - ☐ Perimeter insulation required at wall/slab.
  - ☐ Stoops on wing walls at all doors (even if patio slab).
  - ☐ Is all information for frame walls and foundation clear?
  
- ☐ Conditions at retaining walls: details of retaining walls are required.
- ☐ Indicate / note framing around hearth slabs (self-supporting reinforced concrete hearth slabs to be independent of floor framing).
- ☐ Number of risers required for stairs (8" maximum).
- ☐ 6 inch minimum gas curb is required between garage slab and top of foundation at house.
- ☐ Garage floor drains (if any) must drain to a properly designed three (3) basin separator.
- ☐ Wood bearing walls in basements are not permitted.

### **FLOOR PLANS**

The following items are typically reviewed during the permit process and should be properly indicated if applicable:

- ☐ Load flow.
- ☐ Location of bearing walls and concentrated loads from above.
- ☐ All location of interior bearing headers shall be shown on the floor plan with sizes indicated.
- ☐ All cripples / posts supporting concentrated loads shall be indicated.
- ☐ Lumber spans and spacing (compare to species/grade specified by Architect).
- ☐ Conditions at Vaulted Ceilings:
  - ☐ Collar ties or ridge beam? Size?
  - ☐ Proper bearing for ridge beam? (not on chimney masonry).
  - ☐ Amount of insulation in rafter space? (1" airspace required)
  - ☐ Continuous ridge vent?
  
- ☐ Conditions at Attic or 2<sup>nd</sup> Floor furnaces:
  - ☐ All ductwork shall be sheet metal (no flex allowed).
  - ☐ Condensate drain must be tied into the footing sump (not into the septic system).
  - ☐ Firecode drywall on alls/ceilings within 4 feet.

- ☞ Frame-out for future access to attic spaces between dormers.
  
- ☞ Conditions at Cantilevered Floor Framing:
  - ☞ Required framing shall be properly indicated.
  - ☞ 1/3 outside and 2/3 inside (detail if special).
  - ☞ Insulation and finish under cantilever?
  
- ☞ Conditions when bearing walls do not fall directly on bearing walls or steel: Typically the joists are extended past beam line to the point of the bearing wall above. However, if distance is extreme, structural calculations & details may be required.
  
- ☞ Conditions at Porches, Porticos, etc.:
  - ☞ All structural information shall be indicated.
  - ☞ Ceiling or soffit material?
  
- ☞ Smoke Detector Requirements:
  - ☞ At least one (1) smoke detector is required on each floor level.
  - ☞ Smoke Detector shall be 15 feet (max.) from each bedroom door.
  - ☞ All smoke detectors shall be 110V (battery powered not allowed).
  
- ☞ Electrical Requirements:
  - ☞ All bath outlets shall be on GFI (reset button in each bath).
  - ☞ All outlets that are to be GFI shall be indicated as such.
  - ☞ Bathroom vanities shall have one (1) outlet per basin (unless one outlet is located between two (2) basins).
  - ☞ Lites above tubs & whirlpools:
    - ☞ Shall be GFI.
    - ☞ Shall be at least 7'6" above water OR
    - ☞ Shall be recessed with waterproof lens if less than 7'-6" from water.
  - ☞ Exhaust fans are required in all baths and powder rooms (even if window).
  - ☞ An outlet is required in the Foyer on the wall of the stairs.
  - ☞ An outlet is required on any island in the Kitchen.
  - ☞ Outlets at all sinks shall be on GFI (reset button in each room).
  - ☞ An outlet is required in second floor main hallways.
  - ☞ All wardrobe closet lights shall be recessed cans or strip fluorescent.
  - ☞ 1 ceiling light is required for each gar space.
  - ☞ 1 ceiling outlet is required for each overhead garage door.
  - ☞ All garage outlets shall be on GFI (reset button in garage).
  - ☞ One (1) WPGFI outlet is required on the front and rear (min.).
  - ☞ Outlet Spacing: No point along floor shall be more than 6 feet from an outlet, including any wall space 2 feet or wider.
  
- ☞ Ductwork Requirements
  - ☞ All ductwork for heating and cooling shall be sheet metal.
  - ☞ All joints in ductwork shall be taped
  - ☞ Flexible ductwork and fiberglass ductboard is NOT PERMITTED
  - ☞ Ductwork for bath fans shall be sheet metal and shall be ducted to soffit vents, not to roof vents.
  - ☞ All ductwork in unheated spaces shall be insulated.

☞ Building paper or filter fabric over draitile to prevent silting.

☞ Concrete Slabs:

- ☞ 4" thick (min.) in all basement and garage slabs.
- ☞ 6 mil (min.) vapor barrier.
- ☞ 6 x 6 #10/10 WWM (min.) in all basement and garage slabs.
- ☞ 4" (min.) pea gravel under all slabs
- ☞ Granular backfill only under all slabs and stoops (no clay allowed)
- ☞ Bottom of slab not lower than top of footing.

☞ Top of Foundation:

- ☞ Anchor bolts.
- ☞ 6" (min.) exposed foundation wall above grade.
- ☞ Wolmanized 2x6 sill plate.
- ☞ Sill sealer or grout (shims not allowed).
- ☞ Rim Joist insulation.

☞ Floor Construction:

- ☞ Joist size and spacing (16" o.c. maximum spacing).
- ☞ Bridging at 8'-0" o.c. (unless TJI).
- ☞ 3/4" plywood subfloor (min.).
- ☞ Rim joist insulation.

☞ Exterior Wall Construction:

- ☞ Drywall.
- ☞ Stud size and spacing (16" o.c. maximum spacing).
- ☞ Amount of insulation.
- ☞ Sheathing.
- ☞ Type of corner bracing.
- ☞ Housewrap or 15# felt required **OVER** sheathing.
- ☞ Exterior siding material or brick information.
- ☞ Typical exterior header construction with double top plates.

☞ Brick Veneer Construction:

- ☞ 12 mil base flashing (min.).
- ☞ Weep holes at 24" o.c. (max.).
- ☞ 3/4" (min.) air space.
- ☞ 15# or housewrap to be **OVER** sheathing and lap over the base flashing by at least 4".
- ☞ Wall ties @ 15" o.c. vertically and 32" o.c. horizontally (min.).
- ☞ Lintel sizes (if not indicated elsewhere).

☞ Roof Construction:

- ☞ Rafter size and spacing (16" o.c. maximum spacing) OR
- ☞ Engineered wood trusses and spacing (24" o.c. maximum spacing).
- ☞ Roof Slope.
- ☞ Ceiling joist size and spacing (16" o.c. maximum spacing).
- ☞ Collar tie size, spacing and location.
- ☞ 1/2" CDX plywood roof sheathing OR
- ☞ 5/8" CDX plywood roof sheathing when trusses at 24" o.c.
- ☞ 15# felt paper under Asphalt shingles.