



City of Danville, Illinois
Department of Engineering & Urban Services
Mayor Scott Eisenhauer
1155 E Voorhees Suite A, Danville, IL 61832
Phone: 217.431.2321

One & Two Family Dwellings

General Information

The provisions of the International Residential Code for One and Two-family Dwellings, 2012 Edition as amended by the City of Danville adopting ordinance, shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use, and occupancy, location, removal and demolition of detached one and two-family dwellings and townhouses not more than three stories above grade in height with a separate means of egress and their accessory structures. (2012 IRC Section R101.2)

Code References:

2012 International Residential Code

2012 International Mechanical Code

2017 National Electrical Code

2015 International Energy Conservation Code (Required by State of Illinois)

Illinois State Plumbing Code (2014) (Required by the Illinois Department of Public Health)

City of Danville Zoning Ordinance (2008) (Chapter 150 of City Code)

Plan Requirements

New dwellings and additions to existing dwellings require the submittal of a complete set of building plans for plan review and approval. Plans must also be submitted for all other projects other than minor remodeling involving no structural changes. The building official is authorized to waive the submission of plans if it is found that the nature of the work applied for is such that review of plans is not necessary to obtain compliance with the code. (2012 IRC Section R106)

Submit one (1) complete set of building plans and one (1) site plan along with a completed building permit application to the Department for review.

It is the responsibility of the applicant to provide sufficient information with a permit application for staff to verify code compliance.

Plan Review Checklist

The following checklist is provided to help you determine what information is required to submit for review.

The applicant should check Yes or N/A (Not Applicable) and note appropriate Drawing sheet/page number(s) and/or Specification Section as allotted within the below checklist. The only items that should be checked as Not Applicable are those which will not be present in the completed building.

An application for each applicable permit (Demolition, Building, Plumbing, Mechanical, Electrical) will need to be filed with the Department prior to start of work.

City of Danville
Plan Review Checklist for One and Two Family Dwellings

Project Address: _____

Project Title: _____

Date Submitted: _____

SITE PLAN

Item	Submitted	N/A		Sheet/Page Number or Document Reference
1	<input type="checkbox"/>	<input type="checkbox"/>	Property lines and actual dimensions of the lot	
2	<input type="checkbox"/>	<input type="checkbox"/>	Location of all existing buildings and structures	
3	<input type="checkbox"/>	<input type="checkbox"/>	Location and exact size of the building or structure to be erected, converted, enlarged, or structurally altered	
4	<input type="checkbox"/>	<input type="checkbox"/>	Distance from proposed buildings or structures to each lot line	
5	<input type="checkbox"/>	<input type="checkbox"/>	Front, side, and rear lot line setback distances	

FOUNDATION

Item	Submitted	N/A		Sheet/Page Number or Document Reference
1	<input type="checkbox"/>	<input type="checkbox"/>	Size and depth of footings and location of any stepped footings	
2	<input type="checkbox"/>	<input type="checkbox"/>	Type of foundation, (concrete, concrete block, brick, etc.) & width	
3	<input type="checkbox"/>	<input type="checkbox"/>	Location of piers in crawl space	
4	<input type="checkbox"/>	<input type="checkbox"/>	½ inch anchor bolts six feet on center not more than 12 inches from any corner or end of sill plate embedded 7 inches into block or concrete	
5	<input type="checkbox"/>	<input type="checkbox"/>	Location of foundation vents	
6	<input type="checkbox"/>	<input type="checkbox"/>	Vapor barrier (in crawl spaces only)	
7	<input type="checkbox"/>	<input type="checkbox"/>	Indicate height of grade at house and proper grading for drainage	

PLUMBING, MECHANICAL, ELECTRICAL & STRUCTURAL
(Floor Plan, Elevation and Wall Section for New Houses and Additions)

Item	Submitted	N/A		Sheet/Page Number or Document Reference
1	<input type="checkbox"/>	<input type="checkbox"/>	Size, Span and spacing of all structural members; grade and species of lumber for all framing members, headers, girders and joists. Floor framing package if using engineered products. Roof and floor framing plan. Type of wall bracing and locations.	
2	<input type="checkbox"/>	<input type="checkbox"/>	Type of termite protection	
3	<input type="checkbox"/>	<input type="checkbox"/>	Wall detail	
4	<input type="checkbox"/>	<input type="checkbox"/>	Size of window and door headers	
5	<input type="checkbox"/>	<input type="checkbox"/>	Windows and door sizes and locations	
6	<input type="checkbox"/>	<input type="checkbox"/>	Type of roofing materials, minimum roof design loads and shop drawings for truss systems. Roofer's license number must be included with the application	
7	<input type="checkbox"/>	<input type="checkbox"/>	Type and sizes of exterior doors (door separating living areas from garage must be 1 ¾ inch solid core or metal)	
8	<input type="checkbox"/>	<input type="checkbox"/>	Location and size of attic access and crawl space access	
9	<input type="checkbox"/>	<input type="checkbox"/>	Location of hardwired smoke & CO detectors	
10	<input type="checkbox"/>	<input type="checkbox"/>	Stair rise, run and minimum headroom dimensions, handrail & guardrail details	
11	<input type="checkbox"/>	<input type="checkbox"/>	Supporting documentation for compliance with 2012 International Energy Conservation Code	
12	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing riser diagram	
13	<input type="checkbox"/>	<input type="checkbox"/>	Mechanical Plan/Schematics	
14	<input type="checkbox"/>	<input type="checkbox"/>	Electrical Plan/Schematics	

Prepared By (Print): _____

Address: _____

Phone: _____ **Email:** _____

Signature: _____