

DECKS

A deck may be attached or detached from your house and must be at least 10 feet away from your property lines (side and rear). The posts for your deck must be 10 feet from any part of your septic system.

***Detailed drawings required.**

Post holes must be a minimum of 42 inches deep and be inspected by a Village of Channahon Building Inspector after the holes are dug.

FENCE REQUIREMENTS

Be sure to check the covenants for your specific subdivision regarding fence requirements. Some subdivisions have more restrictive fence requirements than the Village ordinances.

No fence may be constructed in a front yard past the front building line. Perimeter fences may be erected in the side and rear yards, behind the front building line. These fences may be either open or solid, with a maximum height of six (6) feet. A perimeter fence may be constructed directly on the lot line of the property within 6 inches.

CORNER LOTS

If your property is a corner lot, any part of fence extending beyond the building setback in the side yard may not exceed four (4) feet in height, and must be at least 50% open (wrought iron, chain link, split rail, etc.)

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DETACHED GARAGES, ACCESSORY BUILDINGS & SHEDS

The maximum size for a shed is 180 square feet, and a maximum of 15 feet in height.

A detached garage is any ugrctcvg" storage building capable of storing a vehicle vj cv" ku" i tgcvt" vj cp" 3: 2" uswctg" hggv0' "F gvcej gf" i ctcu gu" ctg" pqv' cmty gf" kp" vj g" T/3" Ukp i rg" Hco ku' " Tgukf gpeg'F kurtlev0'

Accessory buildings" and sheds o c{" pqv' dg" emugt" vj cp" 32" hggv" vj cp{" kv' rkp g" cpf " o wuv' dg" cv' rgeuv' 32" hggv' cy c{" lraqo " vj g" j qwug0' Vj g" dwkf kpi " o c{" pqv' qeewr {" o qtg" vj cp" 62' " qh' vj g" tgct" {ctf." qt" dg" i tgcvt" vj cp" 37" hggv' kp" j gki j v0

The building location must have stakes placed at all four corners and an inspection must be performed by a Village of Channahon Building Inspector prior to construction.

If a septic system is located on the property, the building must also be 10 feet from the septic tank and 10 feet from the septic lines. You may not place a shed over the top of any part of the septic system. To find the exact location of your septic system, please contact the Health Department of Will County at 815-727-8490 or Grundy County at 815-941-3400.

**Village of Channahon
2455 S. Navajo Drive
Channahon, IL 60410**

(815) 467-6644 / www.channahon.org

April 2019

Development Department Permit Information



Village of Channahon

PERMIT FEEU

- \$70 for all projects under \$10,000
- \$7 per \$1,000 for all projects over \$10,000
- Swimming pools: \$100 minimum

**Development Department Hours
Mon-Fri 8:30 A.M.– 5:00 P.M.**

(815) 467-8303

GENERAL REQUIREMENTS

Building permits are required for the installation of all structures including but not limited to sheds, decks, swimming pools, fences, sunrooms, additions, and garages. Applications are available at the Village Hall or www.channahon.org.

On the back page of the building permit application, draw (or attach) a site plan of the proposed construction to take place on the property. Indicate the location of the house, streets and construction item to be built. Distances from lot lines, septic systems and the house must also be displayed.

Before applying for a permit, check the covenants and restrictions for your subdivision. The covenants for your subdivision may be more restrictive than the Village ordinances. Your covenants cannot be less restrictive than the Village ordinances.

If you reside in a subdivision with a homeowners association you must obtain permission from the association for any improvements or construction of a structure on your lot.

Permits are often **NOT** issued on the same day. Permits for the items on this flyer may take **3 to 5 working days to be issued**. If the permit is incomplete when submitted, it may delay issue of the permit.

The items on this flyer are just a few that require permits. Some items that do not require permits are brick/paver patios, kitchen cabinets, counter tops, flooring, furnaces, air conditioners and water heaters. Please call to verify if your project requires a permit.

All building permits must be displayed in a location that is visible from the front street during construction, ideally in a front window or door.

All contractors working within the Village of Channahon must be registered. Registration ensures your contractor is properly insured. Contact the Development Department for a list of contractors that are currently registered.

The Village of Channahon has adopted the following codes:

- *International Building Code 2015*
- *International Residential Code 2015*
- *International Fire Code 2015 (with amendment)*
- *International Mechanical Code 2015*
- *International Property & Maintenance Code 2015*
- *International Fuel Gas Code 2015*
- *National Electric Code 2014*
- *International Swimming Pool & Spa Code 2015*

SWIMMING POOLS

Swimming pools shall be located 10 feet from any side or rear property line, or building. Pumps, filters and pool water disinfection equipment installations shall be located at a distance not less than 8 feet from any side property line.

No above-ground swimming pool shall be constructed within 10 feet of a septic absorption field. No in-ground swimming pool shall be constructed within 25 feet of a septic absorption field.

Every in-ground swimming pool shall have an adequate enclosure either surrounding the property or the pool area. Such enclosure, including gates, must not be less than four (4) feet above the underlying ground, all gates must be self-closing and self-latching with latches placed four (4) feet above the underlying ground or otherwise be made inaccessible from the outside.

If the swimming pool is above-ground, the enclosure must be either the same as an in-ground pool (above) or a minimum 24 inch high railing on top of the pool perimeter, with a locked security ladder. **The enclosure must be installed IMMEDIATELY after the pool is filled with water. An inspection must be performed by a Village of Channahon Building Inspector prior to construction.**

All electrical devices used or connected to all private swimming pools must be grounded and be connected to a ground-fault circuit-interrupter. No overhead or underground electrical conductors shall cross any private swimming pool or be located within 15 feet of any private swimming pool. **An electrical inspection will be needed if you will be connecting electric.**