

OTHER ORDINANCE REQUIREMENTS

In addition to the LaSalle County Building Permit Ordinance, the following County Ordinances must be met before the issuance of a building permit:

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- Subdivision Ordinance**
Mobile Home Park Ordinance

Floodplain Ordinance
Setback Ordinance
- Zoning Ordinance**

For More Information Contact the LaSalle County Enforcement Officer at 815-434-8666

Private Sewage Disposal Licensing Act and Code
Water Well Construction Code

For more information contact the LaSalle County Health Department at 815-433-3366

LaSalle County Highway Access Ordinance

For more information contact the LaSalle County Highway Department at 815-434-0743.

****It is the applicant’s responsibility to ensure their compliance with each of these ordinances before applying for a Permit. If one of these Ordinances is found to be violated, the Permit will be denied.**

ADDITIONAL INFORMATION

- Construction beginning prior to the issuance of a building permit is subject to a penalty of double the permit fee (with each day of non-compliance deemed a separate offense and fine).
- Apply for a permit at least 30 DAYS in advance of anticipated building.
- Agricultural buildings are exempt from local county building code inspections, however, they are not exempt from building codes and are still subject to Illinois Department of Public Health plumbing inspections. Please call 309-693-5360 for further information.
- For Permit Inspections call 847-510-4104 (allow for 48 hours for inspection to be scheduled)
- Please post your permit in a place visible from the road.

THE ISSUANCE OF A COUNTY BUILDING PERMIT DOES NOT EXCLUDE THE REQUIREMENTS OF THE PROJECT TO ADHERE TO ANY OTHER APPLICABLE LOCAL, STATE, OR FEDERAL REGULATION!

OTHER COUNTY AGENCY CONTACTS

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| LaSalle County Board Office 815-434-8200 | LaSalle County Clerk’s Office 815-434-8202 |
| LaSalle Co. Health Dept. 815-433-3366 | LaSalle Co. Highway Dept. 815-434-0743 |
| LaSalle County Recorder’s Office 815-434-8226 | E911 Office 815-434-8384 |
| LaSalle County Supervisor of Assessments 815-434-8280 | |

BUILDING PERMIT FEES

To partially defray expenses of administering the ordinance, a fee shall be charged for each building permit application and the fee shall be paid when the permit is issued and picked up. After the plans are reviewed by a building inspector, the inspector will notify the applicant that the permit is ready to be picked up and will provide the cost of the permit. A check shall be made payable to the LaSalle County Treasurer who shall account for the same to the County of LaSalle. The fees will be in accordance with the schedules listed below. All fees are nonrefundable.

THE PRICE OF THE PERMIT IS FIGURED BY THE BUILDING INSPECTOR ONCE THE BUILDING PLANS ARE REVIEWED.

- **BUILDING CODE PERMIT FEES**
For nonagricultural detached one and two family dwellings not more than three stories in height and/or their accessory structures, fees are based on square footage of structure and the number of inspections required. The fee schedule can be found in the *LaSalle County Building Permit Ordinance* “Article 6.”
- **COMPLIANCE PERMITS**
Agriculture (Bona Fide agriculture buildings):
\$25.00 per AG Exempt application

Towers, commercial solar, wind, and other unoccupied equipment shall use the Equipment Permit Application.

LASALLE
COUNTY
BUILDING
PERMIT
ORDINANCE

***An Informational Guide For Applying And Obtaining
A Building Permit in LaSalle County, Illinois***



LaSalle County Land Use Department
119 West Madison Street-Room 107
Ottawa, IL 61350

Office Hours: M-F: 8:00 a.m. - 4:30 p.m.
Phone: 815-434-8666 Fax 815-433-9303
www.lasallecountyil.gov

LASALLE COUNTY BUILDING PERMIT ORDINANCE PURPOSE

The purpose of this Ordinance is to provide minimum requirements to safeguard the public safety, health and general welfare insofar as they are affected by building construction, through structural strength, adequate egress facilities, sanitary equipment, light and ventilation, and fire safety, and in general to secure safety to life and property from all hazards incident to the erection of buildings, accessory structures and structures.

(Section 1.3 of LaSalle County Building Permit Ordinance)

BUILDING PERMITS ARE REQUIRED FOR:

Any.... Building, Accessory Structure, Structure, Deck, Rebuilding, Structurally Altering, Adding to, Relocation, or significant change of use, of structure in unincorporated LaSalle County

If.... The Structure is one of the following:

- 1. 200 s.f. or larger or;
- 2. has a side of 20 feet or greater

CODES ENFORCED

- Residential Structures that require Building Permits are subject to the *International Residential Codes* - for one and two family dwellings, 2024 and 2023 National Electric Code as amended by the LaSalle County Board.

-Non-agricultural commercial, industrial, commercial storage, business, institutional-public (except those that are state and federally funded) and multi-family buildings/structures that require building permits are subject to the *International Building Code*, 2024; *International Fire Code*, 2024; *International Mechanical Code*, 2024; *International Fuel Gas Code*, 2024; International Existing Building Code, 2024; International Energy Code, 2024; and the *National Electrical Code*, 2023 as amended by the LaSalle County Board.

* *The adopted building codes are available to view at codes.iccsafe.org*

**Building Code inspections will apply to all structures which receive Building Permits.*

CODE INSPECTOR

Contact Information during Office Hours (8:00-10:00 am Mon, Wed, Fri.):
LaSalle County Courthouse Office Phone: 815-434-8666
119 West Madison Street-Room 107 Cell Phone: 815-587-2170
Ottawa, Illinois 61350 Fax: 815-434-1058

TO SCHEDULE INSPECTION CONTACT 847-510-4104

COMMON “STRUCTURES” NOT REQUIRING PERMITS:

- Any structure less than 200 s.f. AND with a side dimension no greater than 20 ft.
- Sidewalks, Driveways, Patios, Window/Siding replacement, Re-roofing, Soffits, Gutters.
- Any structure inside a corporate city/village boundary.

FENCES, POOLS, and SIGNS shall require a compliance permit application.

ATTACHMENTS FOR BUILDING PERMIT APPLICATION

- Building Permit Application
- Two copies of construction documents shall be provided, which clearly show it will conform to the provisions of the applicable adopted codes (1 set will be returned) (11x17 max preferred) (Plan review can be expedited with additional submittal of PDF plans).
- Site Diagram (lot lines, setbacks, existing structures, proposed structures, road)
- Copy of approved Well Permit from LaSalle County Health Department
- Copy of approved Septic Permit from LaSalle County Health Department
- If using trusses; stamped truss certificates are required. (25lb ground snow load and 105 MPH wind load)

*****Applications not including ALL appropriate information and attachments will not be accepted.***

AGRICULTURAL EXEMPTION

Buildings, accessory structures and structures that are used for *Bona Fide Agricultural Uses* require a building permit and zoning certificate. If these structures are declared Bona Fide Agriculture Structures and will be used for agricultural purposes they are exempt from County building code inspections and building code fees. Agricultural structures, however, are not exempt from adhering to setbacks any other applicable local, state, or federal regulation.

Bona Fide Agricultural Uses Shall mean the growing of crops in the open, raising and feeding of stock and poultry, farming, truck gardening, flower growing, apiaries, aviaries, mushroom growing, nurseries, orchards, forestry, viticulture, aquaculture, and fur farms; including the necessary structures, including residences, to carry on the agriculture operation, and further including a roadside stand for the sale of products produced on the premises, so long as said bona fide agricultural use produces gross income of \$5,000.00 or more to the operator. Proof of income from the proceeding calendar year shall be required.



To qualify for this Agriculture Exemption, the owner of the property must provide the following when applying:

- Current documentation showing a gross income of \$5000 or more from an agricultural operation.**
- The owner must sign an affidavit under oath that the use of the building, accessory structure or other structure qualifies under the agricultural definition.**

AGRICULTURE EXEMPT FEE

A \$25.00 fee will be charged for all bona fide agriculture structures.

THIS IS NOT A BUILDING PERMIT FEE. This fee is to determine compliance with other ordinances and statues such as: *LaSalle County Subdivision Ordinance, LaSalle County Floodplain Ordinance, LaSalle County Setback Ordinance, the LaSalle County Mobile Home Park Ordinance, and the LaSalle County Zoning Ordinance.*

OCCUPANCY AND STRUCTURE USE

Occupancy and use of a structure (which includes but is not limited to moving furniture and personal items into the structure) is forbidden without an Occupancy Permit. These permits are generated and issued by the building code inspectors after a final inspection is completed and is certified as “passing”.

Please keep in mind that it will take at least 48 hours for a Health Department Response/Approval Certification for the well and septic of the structure. This is also required by the building inspectors for the issuance of an Occupancy Permit.

It is the responsibility of the owner to contact, request, and certify to the building inspectors that the LaSalle County Health Department has issued their approval. An occupancy permit will Not be issued without this certification.

LASALLE COUNTY SETBACK REQUIREMENTS

The LaSalle County Setback Ordinance was adopted in 1966. This Ordinance sets requirements for all structures to be constructed a minimum distance from the center of any public roadway. The LaSalle County Zoning Ordinance adopted in 2006 also requires setbacks on the sides and rear of a property.

Setback requirements are:

| Zoning District | Front | Rear | Side |
|--|---------------|-------|-------|
| A-1 Agriculture | 70, 85, 100 * | 10 | 10 |
| A-C Conservation | 70, 85, 100 | 10 | 10 |
| B-1 Local Business | 70, 85, 100 | 20-40 | 20-40 |
| B-2 General Business | 70, 85, 100 | 20-40 | 20-40 |
| I-1 Industrial | 70, 85, 100 | 20-60 | 20-60 |
| R-2 Single Family Residence | 70, 85, 100 | 10 | 10 |
| R-3 General Residence | 70, 85, 100 | 10 | 10 |
| R-R Rural Residence | 70, 85, 100 | 10 | 10 |
| * 70 feet from a Twp Road, 85 feet from a County Road, 100 feet from a State or Federal Road | | | |
| **Variation in Districts occur with use of structure and adjacent Zoning Districts | | | |

*****The front, side(s), and rear of all structures on an application must be flagged/staked after it is submitted for review. An inspector will check the setbacks before and after construction. If the property is not flagged/staked an initial inspection can’t be completed and the permit won’t be issued.**