

City of Loves Park Plan Review

The City of Loves Park requires an Architectural Plan Review of all new commercial, industrial and multi-family residential structures to be constructed within the City, any additions to, and any remodeling or change of use of, existing commercial, industrial and multi-family residential structures.

This plan review requires submission of structural and mechanical plans that are signed and sealed by a State of Illinois licensed architect or engineer. These plans should reflect all trades (structural, electrical, mechanical and plumbing) that will be contained within the proposed structure.

These plans shall comply with the applicable building codes and amendments adopted by the City. Current codes adopted by the City of Loves Park are as follows:

- A. 2015 ICC International Building Code with amendments.
- B. 2014 NFPA 70: National Electrical Code with amendments.
- C. 2015 ICC International Energy Conservation Code with amendments.
- D. 2015 ICC International Existing Building Code with amendments.
- E. 2015 ICC International Fire Code, and the National Fire Protection Association's National Fire Code with amendments.
- F. 2015 ICC International Fuel Gas Code with amendments.
- G. 2015 ICC International Mechanical Code with amendments.
- H. 2015 ICC Performance Code for Buildings and Facilities with amendments.
- I. 2014 State of Illinois Plumbing Code with amendments.
- J. 2015 ICC International Property Maintenance Code with amendments.
- K. 2015 ICC International Residential Code for One-and Two- Family Dwellings with amendments.
- L. 2015 ILL International Swimming Pool and Spa Code with amendments.
- M. 2015 ICC International Wildland-Urban Interface Code with amendments.
- N. 2015NFPA 11: Life Safety Code

All amendments are available upon request or via the City of Loves Park website at www.loves-park.il.us

Submittal Requirements

One hardcopy, signed and sealed plans of all applicable trades, one digital copy in .PDF format, a completed Plan Review Application, Zoning Clearance form, Water Use Data Sheet, and Stormwater Detention User Fee Data Sheet (when applicable) are required for Plan Review. Digital submittals may be provided on digital media (CD/DVD/flashdrive/etc.), via online file storage access, or emailed, depending on file size. Digital submittals must be provided before any plans will processed for review. Submissions that are incomplete will not be processed for plan review until all information is provided.

In addition to the plans for new construction, plans shall be submitted which reflect a site plan of the proposed structure with all setbacks, landscaping, dumpster enclosure location, proposed signage location, and parking as required by the City of Loves Park Zoning Ordinance. A completed Zoning Clearance Form must be submitted at the time of Plan Review application for all new construction and additions.

In addition, for new construction and additions, two sets of drainage plans and storm water detention calculations (one hardcopy and one digital copy in PDF format) must also be separately submitted to the Director of Public Works at the time of submittal of any plans for Plan Review. These drainage plans and storm water calculations must be in accordance with Chapter 90, Article IV Storm water Detention of the City of Loves Park Code of Ordinances.

A \$500.00 application fee is required with submission of any plans submitted for Plan Review. This fee covers the initial five (5) hours of review. Any additional time required to complete the Plan Review will be billed at \$100.00 per hour. These fees are not applied to required permit fees necessary to start construction. Permits for construction will not be issued until the Plan Review is completed and all outstanding fees are paid.

Any changes to plans, which may arise during the construction phase, are required to be resubmitted and approved prior to changes to be made. These changes must also meet the submittal requirements as listed above.