

Minimum Code Requirements

Building permit application must be accompanied by a plot plan showing lot area and proper front, side and rear building setbacks.

Minimum setbacks for residential: front-35 feet; sides-15 feet; rear-15 feet

Minimum setbacks for commercial: front-75 feet; sides-35 feet; rear-35 feet

**Note: Setbacks measured from property lines, not from back of curb
Front setbacks measured from the Road Right of Way**

Compliance with the 2007 adopted *Jersey County Subdivision Ordinance*

Compliance with the 2018 adopted edition of the *International Fire Code*

Compliance with the 2018 adopted edition of the *International Mechanical Code*

Compliance with the 2017 adopted edition of the *National Electrical Code Standard NFPA #70*.

Compliance with the 2018 adopted edition of the *International Building Code*

Compliance with the 2018 adopted edition of *International One and Two Family Dwelling Code*.

Compliance with the 2018 *Illinois Energy Conservation Code*

State of Illinois Law requires compliance with the latest adopted edition of the *Illinois Plumbing Code*.

Compliance with FEMA, NFIP and the 2021 adopted *Jersey County Ordinance of Development in a Floodplain*

Mobile Homes

Per § 430 ILCS 115/3 it is unlawful to rent, sale, or offer for sale within the State of IL any mobile home manufactured after **July 1, 1974** or any manufactured housing unit manufactured after **July 1, 1976** unless it bears a seal issued by the IDPH that it complies with the safety code. It is unlawful to bring a manufactured home into the State of IL after July 1974 and 1976 which does not comply with the applicable safety code.

Effective **Dec. 31, 2001** all manufactured homes are to be installed by an Illinois licensed mobile home installer or the homeowner in accordance with the **IDPH Manufacture Home Installation Code and the Illinois Mobile Home Tiedown Act**.

Illinois is a HUD-Administered Manufactured Home State per 24 CFR 3285 and 24 CFR Part 3286 to ensure that persons planning to install HUD manufactured homes are licensed by HUD.

Note: Approval of the Building Permit Application and issuance of a Building Permit does not give permission to violate the County's Building Codes. Where applicable, State of Illinois Codes and Regulations may be more stringent. Building permits become void if work is not commenced within 180 days or if work is suspended or abandoned for a period of 180 days. Building permits expire after 180 days of issuance. Building Permit fees are non-refundable.

Signature of Owner or Authorized Representative

Date