

CODES ADOPTED AND REFERENCED BY THE CITY OF MCCOOK:

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL RESIDENTIAL CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2012 INTERNATIONAL EXISTING BUILDING CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE

Copies of building codes are available for review in the city Building Inspector's office.

CONTACT INFORMATION

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505 West C Street
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PERMIT REQUIREMENTS

PERMIT FEES

BUILDING CODES

THE PURPOSES OF BUILDING CODES ARE TO PROVIDE MINIMUM REQUIREMENTS TO SAFEGUARD LIFE OR LIMB, HEALTH AND PUBLIC WELFARE.

PERMITS REQUIRED:

In general, all construction, alteration and repair or demolition of buildings in the City of McCook requires building permits. Examples of required permits are:

- Garages
- Decks
- General remodeling
- New roof
- Room Additions
- Garden Sheds (200 sq. ft. or more)
- Plumbing
- Mechanical (HVAC)
- Demolitions
- Signs

WORK EXEMPT FROM PERMITS:

- Sidewalks, driveways, patios
- Accessory structures not exceeding 200 sq. ft.
- Painting, papering, carpeting, flooring, tiling, countertops
- Gutter Work
- Siding & glass repair
- Fences not over 6 ft. high
- Retaining walls not over 4 ft. high
- Windows & doors of same size or smaller
- Swimming pools that are less than 24 inches deep
- Swings and other playground equipment
- Roof repair and replacement if less than 25% of roof
- Decks not exceeding 200 sq. ft. and are not more than 30 inches above grade

PERMIT FEES: \$15 (Min.)

- (A) Building permit fee.
(1) New construction.
(a) Residential: \$.07 per sq. ft. (Includes all levels, basements & garages)
(b) Commercial: \$.10 per sq. ft. (Includes all levels, basements & garages)
(2) Alterations: \$15 for \$0 - \$1,000; \$2.50 per \$1,000 additional cost.
- (B) Plumbing permit fee: \$2.50 per opening.
- (C) Mechanical permit fee: \$2.50 per item.
- (D) Building moving permit fee: \$100.
- (E) Mobile home set down permit fee: \$25.
- (F) Demolition permit fee: \$15 for \$0 - \$1,000; \$2.50 per \$1,000 additional cost.
- (G) Sign permit fee: \$15 for \$0 - \$1,000; \$2.50 per \$1,000 additional cost.

INFORMATION REQUIRED FOR PERMIT

A site plan showing the size and location of new construction and existing structures on the site and distances from lot lines. Fig. 1

- A drawing showing the interior floor plan of the addition or new building. With the window, door, and room measurements. Location of electrical and plumbing equipment. Also, note room use. Fig.2
- Make a drawing of exterior elevation. Fig. 3
- Show method of construction. Fig. 4
- Legal description of property.

INSPECTIONS REQUIRED

- Footings and foundations prior to pouring concrete.
- Framing inspection prior to covering any structural members.
- Plumbing rough-in and HVAC inspection prior to covering.
- Roof inspection prior to covering deck.
- Final inspection after construction is completed, prior to occupying structure.

? - Where this symbol appears, include information.

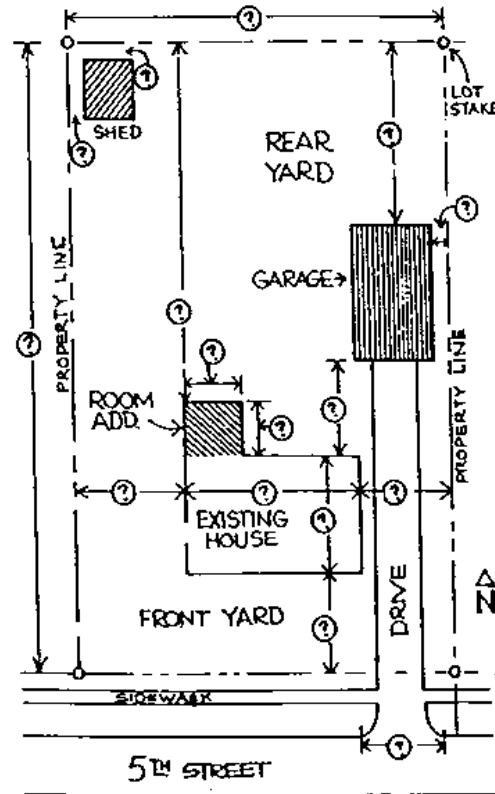


Fig.1 Site Plan

Property owners should be aware of required set back lines and utility easements when drawing site plan.

PERMIT EXPIRATION:
Permits will expire if work is not started within 180 days or if work is suspended or abandoned for 180 days after the time the work is commenced.



Fig.2 Floor Plan

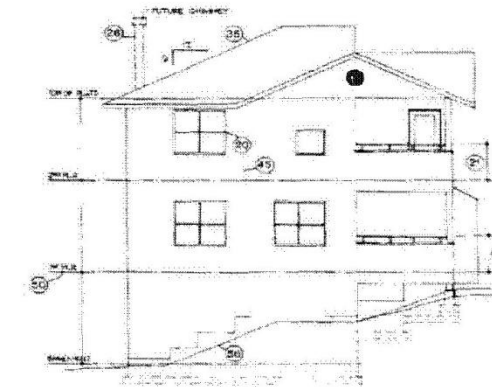


Fig.3 Elevation

Certificate of occupancy is required prior to occupying any new structure.

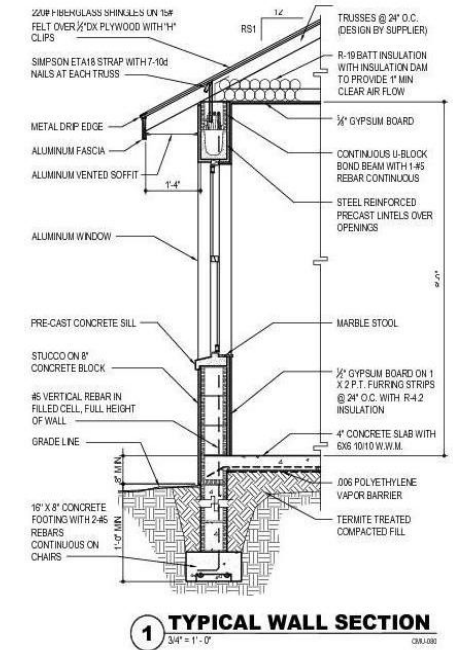


Fig. 4 Typical wall-Section

- **CALL 811 BEFORE YOU DIG!**
- Check zoning regulations for any special requirements.
- You should be aware of any restrictive covenants in your neighborhood.
- Make sure your contractor is licensed and insured to do work in the City of McCook.