VILLAGE OF TINLEY PARK

FULL PERMIT APPLICATION PROCESS

A "full" permit includes all aspects of the construction of a new commercial/industrial/mixed-use/multi-family building, from foundation to final inspection. The final inspection is conducted when the building is in move-in condition and a Certificate of Occupancy can be issued to a specific tenant(s).

The Building Department would like to make the construction permit process as simple as possible. Plans and a one page permit application and a completed plan checklist will start the permit process. Contractors do not have to be listed at application submittal, but will be required to be listed, licensed and bonded before a permit is issued. A checklist of plan details and contractor license and bond information is attached. Please submit these plans to the Village of Tinley Park, 16250 Oak Park Avenue, Tinley Park, Illinois, 60477, to the attention of the Building Commissioner.

The plans presented for review will be distributed to our Building, Public Works/Engineering, and Fire Departments, and depending on the extent of the project, an outside plan review agency, for staff review. When all departments have reviewed the plans, a letter will be sent to the Architect, with a copy to the Developer/General Contractor from the Building Commissioner, outlining the comments and/or requirements from each department to be addressed.

The Architect/Developer is required to provide the Building Commissioner with a written response to each item, and if necessary, revised plans (revised plans may be cut sheets). This written response will be forwarded to staff for review. If there is no further information required, we will process the permit application. We will notify the Developer/General Contractor when the permit has been processed and the cost. We will also notify the General Contractor of any subcontractors missing license and bond requirements. We cannot release the permit until all contractors have been licensed and bonded with the Village.

The Village of Tinley Park has approved the updates to our Building Codes to adapt to the International Code Council standards. These standards were approved on May 22, 2007 and can be referenced through Ordinance Number 2007-O-040. The ordinance includes updates to the following code sections:

Village of Tinley Park Building Code 2007

2006 International Building Code

2006 International Residential Code for One and Two Family Dwellings

2006 International Mechanical Code

2006 International Property Maintenance Code

2006 International Fuel Gas Code

2015 International Energy Conservation Code

2005 National Electric Code

2014 Illinois State Plumbing Code

2006 International Fire Code

FULL PERMIT PLAN CHECKLIST

ū	One completed Commercial/Industrial contractor/subcontractor information.	Permit	Application,	including	al		
	One completed emergency information form by the General Contractor or Developer						
٥	Five (5) Sets of stamped, signed (top sheet only)Mechanical, Electrical, Photometric, and Plumbing drawings and calculations, floor plans/layout						
	Five (5) sets Engineered Fire Suppression/protection System plans with completed permit application submitted to the Fire Department at 17355 South 68 th Court.						
	Five (5) sets of Engineered Fire Alarm system plans with completed permit application submitted to the Fire Department at 17355 South 68 th Court.						
	Project/Plan Number		-				
	Five (5) sets of Final Civil Engineering plans t	o includ	e:				
	Erosion Control plan	SE	IEET#				
	Drainage/grading plan	SE	IEET # IEET # IEET #	_			
	On site water detention, if necessary	SE	IEET#	_			
	Water, sewer, fire protection	DI.					
	service lines	SE	EET#				
	Fire hydrant location and main sizes	SE	IEET # IEET #	-			
	Complete roadway configurations,	DI.		_			
	to include driveways, parking lots, etc.	SE	IEET #				
	Cross access easements	SE	EET#	<u>=</u>			
	Future road connections, if necessary	SE	IEET # IEET #	—: X			
	Surrounding access points			=			
	to adjacent properties	SE	IEET#				
	Parking lot lighting	SE	HEET # IEET #				
	Street lighting	SE	EET#	_			
	Provide calculations for occupancy load			_			
	and door width capacity		IEET #				
	Five (5) sets of final color renderings of elevincluding a detail of materials. (11" x 17")	ations of	all four sides	of the build	ing,		

Five (5) sets of final color renderings of ele- including a detail of materials. (11" x 17")	evations of all four sides of the building,
Five (5) sets of Site Plans to include: Building Footprint Square Footage Setbacks Parking Spaces: Space dimensions Isle dimensions Handicap spaces Sidewalk/Driveway/Parking Lot Configurations Fire hydrant placement Dumpster enclosures Type of screening material Type of gate material Landscape plans	SHEET #

Please remember that the Metropolitan Water Reclamation District/Sanitary District (MWRD), Sewer Replacement Notification of Request for Inspection (NRI) or Illinois Environmental Protection Agency (IEPA) permit must be applied for by the developer and a copy submitted to Building Department.

VILLAGE OF TINLEY PARK

16250 Oak Park Avenue (708)444-5100 (708)444-5199 Fax

COMMERCIAL OR NEW RESIDENTIAL SUBDIVISION EMERGENCY INFORMATION SHEET

Please provide the following information for our Police and Fire Departments regarding construction site management. This information is vital in the event of an emergency (fire, theft, etc.) at the construction site. Any changes in the management of a site must be reported immediately

Proposed Project/Busine Project/Business Address Owner of Property: Address: City/State/Zip Business Phone Business Fax Email Other General Contractor: Address: City/State/Zip Business Phone Business Phone Business Fax Email Other	
	FOR EMERGENCY PURPOSES PROVIDE PHONE NUMBERS AVAILABLE 24 HOURS A DAY
Construction Manager Business Phone Cell Phone Home Phone Email	
Additional Personnel response	onsible for site and project:
Name:	Phone
Name:	
Name:	Phone

VILLAGE OF TINLEY PARK COMMERCIAL/INDUSTRIAL PERMIT APPLICATION

16250 Oak Park Avenue, Tinley Park, IL 60477 (708)444-5100 Fax (708)444-5199

Date of Application:	Permit Number BL -			
Project Address	Suite/Unit #			
Parcel/Real Estate Tax (PIN)#				
Name of New Business Occupying Space:				
Owner of Property				
Project Description				
Cost of Project (Valuation)				
Square Footage: OfficeRetail				
Water Meter Size: Existing Proposed	Water Tap Size: Existing	Proposed		
Number of Fire Sprinkler Heads Existing:	Proposed:	<u> </u>		
# of Regular Parking Spaces	# of Handicap Spaces			
Estimated Maximum Patron Occupants	Estimated Maximum Employee	Occupants		
Carpentry				
GeneralArchitect				
Carpentry	Phon	e		
Concrete				
Drywall/Lathing				
Electric				
Excavator				
Fire Alarm				
Fire Suppression	Phot			
IVAC		ne		
Aasonry		ne		
Paving				
'lumbing				
coofing				
ewer				
ther	Phon	e		
IGNATURE OF APPLICANT:	2			

VILLAGE OF TINLEY PARK CONTRACTOR REGISTRATION AND BOND REOUIREMENTS

16250 South Oak Park Avenue Tinley Park, IL 60477 (708)444-5100 (708)444-5199 FAX

CONTRACTOR

REQUIREMENTS:

All contractors doing work in the Village of Tinley Park must be licensed and bonded with the Village or State (proof of state licensed required) prior to starting work. Permits will not be issued unless all contractors noted on the permit are licensed and bonded.

SURETY BOND:

A General Contractor requires a \$20,000 Surety Bond made out to the Village and a Village license. Homeowners acting as general contractor for their own single family home, and are to remain their own property, must sign a waiver and are still required to obtain a \$20,000 Surety Bond.

Carpentry, Concrete, Drywall, Excavating, Heating and Air Conditioning (HVAC), Masonry, Paving, Sewer, etc are all required to obtain a Village License and a \$20,000 Surety Bond made out to the Village.

CERTIFICATE OF

LIABILITY INSURANCE:

The Village of Tinley Park <u>DOES NOT</u> require liability insurance, however, if the homeowner is the general contractor, it is suggested they obtain a copy of this insurance from each subcontractor.

ELECTRICAL

CONTRACTORS:

Electrical contractors must submit a current city Electricians license in the <u>company name</u> and have a \$20,000 Surety Bond made out to the Village. **NO FEE IS REQUIRED**

FIRE SPRINKLER

CONTRACTORS:

Contractors must submit a current State of Illinois license and have a \$20,000 Surety Bond made out to the Village. **NO FEE IS REQUIRED**

LAWN SPRINKLER

CONTRACTOR:

Contractors must submit a current State of Illinois 060 license to install the lines and a current State of Illinois 055 license to install the RPZ (and water meter, if applicable). Provide an itemized list and copy of all State Licensed 061 irrigation company employees that may be on site **NO FEE OR BOND IS REQUIRED**.

PLUMBING, ALARM,

CONTRACTORS:

Contractors must submit a copy of the current State Registration. No surety bond is required. If also doing sewer work, a Tinley Park License and a \$20,000 Surety Bond is required. NO FEE IS REQUIRED

ROOFING

CONTRACTORS:

Roofing contractors must submit a current State of Illinois Roofing License, obtain a Village License, and have a \$20,000 Surety Bond made out to the Village.

APPLICATION

FEES:

General Contractors are \$100 per calendar year. Subcontractors: \$50 per calendar year. NO FEE IS REQUIRED FOR ELECTRICAL, PLUMBING, ALARM AND FIRE SPRINKLER LICENSES, JUST A COPY OF CITY AND/OR STATE LICENSE IN COMPANY NAME IS REQUIRED

CHANGING

CONTRACTORS:

If, during the course of construction, it is necessary to change contractors, you must notify the Building Department and fill out a Change of Contractor Form for our files.

SCHEDULING

INSPECTIONS:

A list of required inspections will be included in your permit packet. There is a **TWO BUSINESS DAYS NOTICE** is required to schedule any inspection, with the exception of concrete, which required only a <u>two</u> hour notice

RE-INSPECTIONS:

If any re-inspections are necessary, a \$50 fee must be paid before the re-inspection will

take place

VILLAGE OF TINLEY PARK APPLICATION CONTRACTORS LICENSE

16250 South Oak Park Avenue Tinley Park, IL 60477 (708)444-5100 (708)444-5199 FAX

NAME OF BUSINESS:		
ADDRESS:		
CITY:		STATE: ZIP
BUSINESS OWNER(S):		
BUSINESS PHONE:	()	
CELL PHONE:	()	
FAX	()	
EMAIL ADDRESS:	3	
YEARS IN BUSINESS:		
THREE CITIES CURREN	NTLY OR PREVIOUSLY LICENSED IN	(:
APPLICATION FEES:	General Contractors: \$100 for cales Subcontractors: \$50 for cales	ndar year
NO FEE REQUIRED FO SPRINKLER	OR: ELECTRIC PLUMBING ONLY	ALARM FIRE SPRINKLER LAWN
SPECIFIC TYPE OF CON (Example: masonry, dryw	ITRACTOR*:all, general, etc)	FEE \$
	t also submit a copy of current State Licer g electrified signs must also have a copy of	nse. of the current Electrical Contractors license.
		ID MADE OUT TO THE VILLAGE OF The work is contracted by the Village of Tinl
SIGNATURE:		Date:
	OFFICE USE O	DNLY
Fee Amount Received: \$		Date Received:

<u>MWRD – NRI - IEPA</u> PERMIT SPECIFICATIONS

For those developments within the MWRD service area of Tinley Park to include all of Cook County and portions of Will County (All area North of I-80 as well as the area south of I-80 and North of 191st Street between 80th Avenue and Harlem Avenue)a long form MWRD permit is required for sanitary sewer and/or detention when:

- 1. There is new construction of a sanitary sewer extension, service, etc.
- 2. There is alteration of previously permitted detention facilities
- 3. There is new construction of detention facilities for parcels over 5 acres in size.

A short form permit also known as the Sewer Replacement Notification of Request for Inspection (NRI) can be used when

- 1. RECONSTRUCTION- a sewer reconstruction or replacement on public right-of-way or utility easement, including appurtenances, using the same alignment (same trench); or the reconstruction of an existing sewer service, including the addition of an inspection manhole, with no change in alignment and/or
- 2. NEW CONSTRUCTION- The addition of a grease trap, triple basin, inspection manhole, or mud basin with less than 25 linear feet of new sewer service construction, in conjunction with an existing building alteration, and/or change in ownership or use. Plans are required for new construction service line of less than 25 feet is being constructed.

An MWRD permit is NOT required when:

- 1. The construction of any building is to be devoted solely to residential use, which contains less than twenty-five dwelling units; or
- 2. From any building, the use of which will not involve the risk of introduction into the sewer system of industrial waste or other waste by accident, spillage or otherwise; provided, however, that it shall be a requirement of the District in the construction of such building that a control sanitary manhole shall be installed.

For those areas in Tinley Park NOT within the MWRD service area (south of 191st Street) an Illinois Environmental Protection Agency (IEPA) permit is required. The application for construction permit must be signed off by the Operator of the tributary sewage treatment plant i.e. either the Village of Frankfort or Illinois American Water.

Once construction is complete the Request for Inspection Form (RFI) along with as-built drawings need to be submitted to Village Engineer for review and approval. If all needs are met, the RFI will be executed by the Village and sent back to the developer. The developer can submit to the MWRD for review and request a final inspection. The MWRD will sign-off on the project if all requirements are met.

Village of Tinley Park Erosion Prevention and Sediment Control Plan Requirements

Erosion prevention and sediment control is much more than silt fence. Prior to developing an Erosion Prevention and Sediment Control Plan (EPSCP), it is important to have minimized the areas of disturbed soils and the duration of exposure. It is also imperative to control water at up-slope site perimeters, control water on-site, control sediment on-site, and control sediment at the downslope site perimeters. A good erosion prevention and sediment control plan first minimizes the extent of disturbance by focusing on erosion control (minimizing disturbed areas, seeding, mulching, matting) by controlling the amount of soil that can run off and by stabilizing exposed soil. Sediment control measures (i.e. stabilized construction entrances) then focus on any sediment that has escaped your erosion control measures. Erosion prevention measures are far more effective than sediment control measures (such as silt fence) and should be the primary focus of any EPSCP.

The goal of the EPSCP Plan is to 1) eliminate excess erosion; 2) eliminate non-storm runoff; 3) eliminate sediment and other pollutants from exiting the construction site; and 4) ensuring construction materials are managed properly.

Erosion control is any source control measure that protects the soil surface and prevents soil particles from being detached by rainfall, flowing water or wind. Erosion control is also referred to as soil stabilization. Erosion control consists of preparing the soil surface and implementing one or more erosion control measures to disturbed soil areas.

Sediment control is any practice that traps soil particles after they have been detached and moved by rain, flowing water or wind. Sediment control measures are usually passive systems that rely on filtering or settling the particles out of the water or wind that is transporting them. Sediment control measures include those practices that intercept and slow or detain the flow of storm water to allow sediment to settle and be trapped.

For sites greater than one acre, the Owner is responsible for submitting the notice of intent (NOI) to the IEPA after the EPSCP is complete. The Contractors is responsible for ensuring that the NOI is postmarked at least 30 days before commencement of work on site. The Contractor is responsible for having the approved EPSCP on site at all times.

Erosion Prevention and Sediment Control Plan Requirements

- Location map.
- Site plan with north arrow, scale (1" = 100' or larger), elevation datum, property lines, existing and proposed structures and utilities, existing and proposed contour lines, location of nearby water bodies.
- Name, address and phone number of developer.
- Name and phone number of 24 hour local erosion and sediment control contact.
- Signature and seal of designer with revision date.
- Total and disturbed acreage of the project.
- Location of all stockpiles and erosion control measures to prevent soil loss.
- Detailed construction activity schedule:
 - show anticipated starting and completion dates for each land disturbing activity, including stripping top soil, clearing, rough grading, utility installation, construction of infrastructure and buildings, and final grading and landscaping.
- Provide vegetation plan, noting all temporary and permanent vegetative practices and their location
 on the site. Include species, planting dates and seeding, fertilizer, lime and mulching rates.
 Vegetation plan shall be specific for appropriate time of year that seeding will take place and for the
 appropriate geographic region.
- Clearly note the following statements in bold letters:
 - i. "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities."
 - ii. "Any disturbed areas left exposed for a period of greater than 14 days shall be stabilized with mulch or temporary seeding."

- iii. "Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provided for effective erosion control, additional erosion and sediment control measure shall be implemented to control or treat the sediment sources."
- iv. "The erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required as directed by the Engineer or the Governing Agencies."
- v. "The Contractor/Developer shall take the necessary steps to control waste such as discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality."
- Location of all structural erosion prevention and sediment control measures and details, including but not limited to:
 - i. Silt fence.
 - ii. Storm drain inlets with a detail of how they will be protected from silt and debris from the site. Hay bale protection methods are not allowed. All storm structure frames and grates shall be marked with "Dump No Waste" and "Drains to Creek" or other acceptable lettering as approved by the Village.
 - iii. The last catch basin prior to the outlet to a detention system or natural waterway shall be equipped with a trap such as the Snout or approved equal. The Contractor shall clean out all sumps of suspended solids and other pollutants on a regular basis until the Village accepts the improvements.
 - iv. Stormwater pathways.
 - v. Erosion control measures on slopes greater than 3:1.
 - vi. Location of the stabilized construction entrance (detail required) and a narrative on how adjacent public and private roadways will be kept clean during construction.
 - vii. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (e.g. sediment trap, sediment basin, or other appropriate measure). All shall be shown on the EPSCP.
- Provide a chart showing the inspection and maintenance schedule of all erosion control measures. At a minimum inspection should be done weekly and after every measureable precipitation.
- Indicate on the plan the dust control measures that are to be used.
- Provide a stipulation that all temporary erosion control measures need to be removed 30 days after the site is stabilized or they are no longer needed.

Stormwater Construction Site Inspection Form

	Seneral Informat	ion			ili m					
P	Project Name:				147	_11_ :	-4			
	IPDES Tracking f known):	No.			time	ather e pectio	of			
	resent Phase of	of Clearing & Grub Mass Grading/L	•		Ĺ		lding Cons al Stabiliza		ine Gra	ding
T	ype of Inspectio	n:							Post-s	storm
L	Regular (week	kly) Pre-storm ev	/ent 	During	g sto	rm ev	ent ———	event		
In	spection Checklis BMP/Activity	st	Adequate	Needs		N/A	Commer	nt(s)		
	General Site I	nformation	I Howell America	Maintenan	ice	71.5				
	a. Dust contr			П	-1		-			
1		construction entrance			-	一				
•		n site & updated	$\vec{\Box}$							
	d. Other:	Totto a apaatoa								
_		stem Inlet Protection								
2	a. Inlet protect									
2	b. Other:									
_	Storm Water D	ischarge from Site								
		t protection								
3	b. Silt fence	,								
	c. Temporary	swale								
	d. Other:									
	Soil Stabilization	on / Landscaping								
	a. Land gradin	ng								
4	b. Permanent	vegetation								
	c. Temporary	seeding								
	d. Other:									
cer	ification statementify under penalty complete. I am awa	ent: of law that the information are that there are significa	n submitted is ant penalties f	, to the best or submitting	of my	/ know e infor	/ledge and mation."	belief, true	, accura	te,
	3	S:					E	Oate:		
DO NOT MARK BELOW THIS LINE (OFFICE USE ONLY)						No				
	tion Taken	Description	or of notontic	l stormwate	or no	llution	violation	and RMPs	Y	No
_	rbal Warning		der of potential stormwater pollution violation and BMPs				+	H		
Written Warning Gave owner/builder cop			ormwater pollution violation letter				+#	片		
Written Warning Gave owner/builder stormwater pol							one ore me		+-	

FIRE PREVENTION/PROTECTION SYSTEM

Submission for a Fire Suppression/Protection System permit requires five (5) sets Engineered Fire Suppression/protection System plans with completed <u>permit application submitted to the Fire Department at 17355 South 68th Court, Tinley Park, IL 60477</u>.

Plans may require review by an outside agency. Once plan review is complete a letter will be sent for approval.

VILLAGE OF TINLEY PARK FIRE ALARM PERMIT APPLICATION



Tinley Park Building Department 16250 Oak Park Avenue Tinley Park, IL 60477 (708)444-5100 Fax (708)444-5199



Tinley Park Fire Prevention Bureau 17355 S. 68th Court Tinley Park, IL 60477 (708)444-5200 Fax (708)444-5299

SUBMIT FIVE (5) SETS OF PLANS

I	Date of Application:			For Internal Use Permit #: FD -				
1.	Project Type: ☐ NEW INSTALLATION ☐ ALTERATION TO AN EXISTING SYSTEM							
2.	Project Address:							
3.	Name of Business Occupyi							
4.				Other:				
				Outer.				
5.	Types of devices to be insta		D. G	N. (1. 1. 1/2)				
	Device/Equipment Fire Alarm Panel	Quantity	Manufacturer	Model/Type				
	Manual Pull Stations							
	Strobes							
	Horn/Strobes							
	Smoke Detectors							
	Duct Smoke Detectors							
	Heat Detectors							
	Valve Tampers							
	Water Flow							
	Fire Alarm Wire							
	Other (explain)							
6. (Cost of Installation:							
	//							
				c				
8. 1								
	9. DPR State License #:							
10. Address:								
				Zip Code:				
12. Phone: Fax:								
13. Person/telephone number responsible @ jobsite:								
14. Applicant Name/Signature:								

Submit copy of State License and proof of liability insurance with Permit Application (Minimum \$1,000,000; Illinois Department of Financial & Professional Regulation)

VILLAGE OF TINLEY PARK FIRE PROTECTION



ACCREDITED File Presention

0113/0216

Tinley Park Building Department 16250 Oak Park Avenue Tinley Park, IL 60477 (708)444-5100 Fax (708)444-5199

S:\FP Office\Forms\Fire Protection Permit Application 0216.docx



Tinley Park Fire Prevention Bureau 17355 S. 68th Court Tinley Park, IL 60477 (708)444-5200 Fax (708)444-5299

SUBMIT FIVE (5) SETS OF PLANS

Date of Application:		For Internal Use					
1. Project Type:		Permit #: FD	Permit #: FD				
a. □ NEW INSTAI							
	b. ☐ WATER-BASED SYSTEM ☐ FIXED EXT. SYSTEM ☐ CLEAN AGENT ☐ OTHER						
		ater service? 🗆 Y 🗆 N					
a. If yes, Size of Se							
3. Project Address:	Project Address:						
			Other:				
6. Types of devices to be in							
Device/Equipment	Quantity	Manufacturer	Model/Type				
Fire Sprinkler Heads							
Fire Sprinkler Heads							
Fire Sprinkler Heads							
Fire Sprinkler Heads							
Sprinkler Piping Mains			Schedule:				
Sprinkler Piping Lines			Schedule:				
Dry/Preaction Valve							
RPZ Device							
Tamper Devices							
Water Flow							
Other (explain)							
7. Cost of Installation:							
8. Name of Fire Protection			icense #:				
9. E-Mail Address:							
10. Address:							
11. City:	11. City: State: Zip Code:						
12. Phone:	12. Phone: Fax:						
13. Person/telephone number	responsible @ jo						
14. Name of NICET Person /	Engineer on Stafi	f:					
15. Applicant Name/Signature:							
Submit copy of State License, p	roof of liability insu	rance as required on OSFM Co.	ntractor Information Sheet				