



BUILDING & INSPECTIONS DIVISION

200 East Wood Street • Palatine, IL 60067-5339
Telephone (847) 359-9042
www.palatine.il.us

2019 EXPRESS PERMIT APPLICATION CONCRETE PATIO/ SIDEWALK/STOOP

PRINT CLEARLY. ILLEGIBLE AND/OR INCOMPLETE APPLICATIONS WILL BE RETURNED (this is a two sided application)

Property/Owner Information check if applicant

Project Address:
Owner Name: Day Phone: Eve Phone:
Owner Address: City: State: Zip:
Email Address:

Contractor Information (if applicable) check if applicant

Company Name:
Address: City: State: Zip:
Contact Name: Bus Phone: 24 Hr Phone:
Email Address:

Office Use

Table with columns for Planning/zoning, Building, and Engineering. Rows include Approved by, Date, Registered, Bond, Fee, and Date Issued.

CONSTRUCTION REQUIREMENTS:

- All residential concrete work shall comply with the 2009 International Residential Building Code and The American Concrete Institute (ACI) 332-08 standard for residential concrete.
Contraction joints shall be formed, sawed or tooled and spaced per table 1.0
Slab sections defined by contraction joints shall have an aspect ratio no greater than 1.5 (see figure 1.0)
Contraction joint depth shall be a specified minimum of 1/4 the slab thickness.
Public concrete walks shall be constructed with at least 5 inches of air entrained concrete fc=3500 psi, with a cement content per ACI318.
Private walks and patios shall be constructed with at least 4 inches of air entrained concrete fc=3500 psi, with a cement content per ACI318.
All concrete shall be placed over at least 4 inches of graded and compacted gravel base material. No pea gravel allowed as a base material.
Pitch sidewalk and patio away from building. Surface water drainage may not be directed onto adjacent properties.
Any municipal property (parkway, street, curbs, sidewalk, etc.) damaged during construction shall be repaired and is subject to a one year maintenance period.
If a walk or patio includes steps or a stoop with a continuous run of treads or flight with 4 or more risers, a full permit application is required. Risers may not be more than 7 3/4 inches in height and treads not less than 11 inches in depth or 10 inches with a nosing.

FIRE PIT CONSTRUCTION REQUIREMENTS

- Built in fire pits shall be 15 feet from any combustible material. Show dimensions on plan
Fire pits shall have a maximum interior dimension of 3 feet and a maximum height of 2 feet. Show dimensions on plan
Ember screens are required. Submit 3 copies of proposed screening.

ZONING REQUIREMENTS:

- A concrete patio and/or sidewalk if less than 16 inches in height above grade should be situated a minimum of two (2) feet from all side and rear lot lines.
A concrete patio and/or sidewalk cannot be constructed on utility easements without the written permission of all utility companies. It should be noted that if permission is granted by the utility companies and a patio and/or sidewalk is constructed over an existing easement, the property owner is responsible for replacing the patio and/or sidewalk if damaged by utility companies gaining access.

Please be sure to read and sign on the following page

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SUBMITTAL REQUIREMENTS

- Completed application and copy of signed contract that indicates concrete thickness, PSI and reinforcing size.
Three copies of fully dimensioned plat of survey showing proposed work with dimensions, concrete thickness, PSI and reinforcing size noted.
Submit all required fire pit information (if applicable)
Signed plat of survey accuracy affidavit form.
This permit may require up to a 3 day plan review.
For construction located in a utility easement, letters of approval from the utility companies must be submitted.
The permit fee is \$88.00. The permit is good for 90 days from date of issuance.
Contractor must be registered and bonded with the Village.

INSPECTIONS

- Contractor or homeowner to be on site with stamped approved "job copy"
Please call the Building Division at (847) 359-9042 at least 24 hours in advance to schedule an inspection.
Final Inspection - when job is complete.

ADDITIONAL INFORMATION

Homeowner's Associations (HOA) may have covenants, conditions and restrictions that are more restrictive than the Village of Palatine's Zoning Ordinances. Therefore, it is the responsibility of the homeowner to acquire approval from their Homeowner's Association for any construction proposed under this building permit. The Village does not require HOA approval prior to issuing a permit.

Signatures

I hereby certify to the correctness and accuracy of this application and all submitted information and agree to perform the above construction in strict compliance with all provisions of the Village of Palatine code of ordinances. It is my understanding that no error or omission in either the plans or application, whether said plans or application has been approved by the Community Services Department or not, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinances of the Village relating therein. In addition, I hereby authorize the above listed contractors to perform all work necessary to complete the requirements of this permit. I also understand that the Code Official upon presentation of proper credentials may enter at reasonable times any building, structure or premises in the jurisdiction to perform any duty imposed upon him by such ordinances. Having read this application, the information handout, and fully understanding the intent thereof, I declare that the statements made are true to the best of my knowledge and belief.

PROPERTY OWNERS SIGNATURE REQUIRED ON ALL APPLICATIONS AND CONTRACTS

Owner

Print Name: Signature: Date

Check if applicant

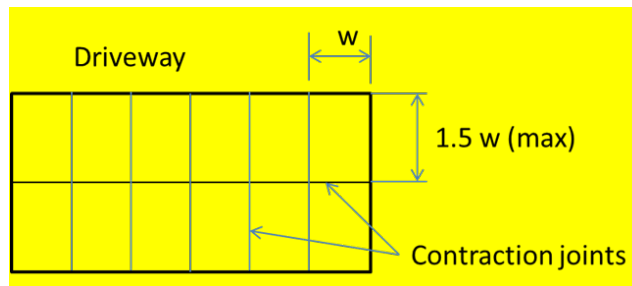
Contractor (Only required if applying for permit)

Print Name: Signature: Date

Check if applicant

Table 1.0 Contraction joint spacing and reinforcement requirements for slabs-on-grade

Slab Thickness	Joint Spacing Max	Reinforcement Required for Joint Spacing
4"	8 ft	Not required
	9 ft	4"x4" W2/W2 or heavier
		6"x6" W2.5/W2.5 or heavier
	10 ft	4"x4" W2/W2 or heavier
		6"x6" W3/W3 or heavier
	11 ft	4"x4" W2.5/W2.5 or heavier
6"x6" W3.5/W3.5 or heavier		
12 ft	4"x4" W2.9/W2.9 or heavier	
	6"x6" W4/W4 or heavier	
5"	10 ft	Not required
	11 ft	4"x4" W2/W2 or heavier
		6"x6" W3/W3 or heavier
	12ft to 13ft	4"x4" W2.5/W2.5 or heavier
		6"x6" W4/W4 or heavier
	14 ft	4"x4" W3/W3 or heavier
6"x6" W4.5/W4.5 or heavier		



**Contraction Joint Aspect Ratio
Figure 1.0**



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**2019 PLAT OF SURVEY
AFFIDAVIT/
REQUIREMENTS
1 OF 2**

**PROPERTY OWNER'S AFFIDAVIT OF PRESENT
ACCURACY OF ATTACHED PLAT OF SURVEY**

LEGAL DESCRIPTION: (ATTACHED SURVEY)

I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit and provides the information as required per the **Submission Requirements for Zoning Review** (see other side).

In addition, I know of no assertion being made by any adjoining owner or by myself against them, as to the location of the property boundary lines or disputes as to occupancy of any portion of my property or their property.

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature: _____

Date: _____

Please Print: _____

Property Address: _____

PIN #: _____

For Office Use Only

Permit Number: _____

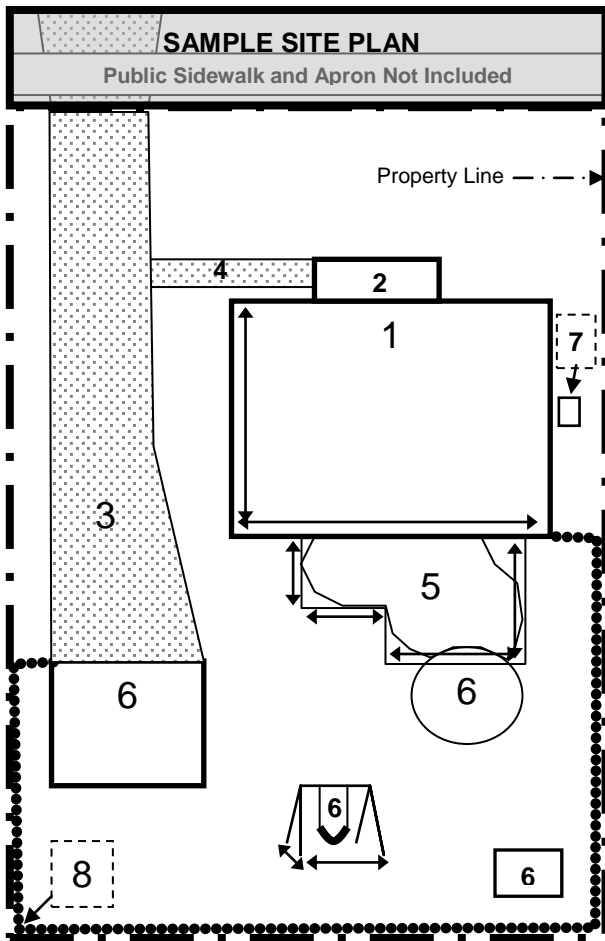
Clerk Initials: _____

SEE OTHER SIDE

Submission Requirements for Zoning Review

Review by the Planning and Zoning Department is completed prior to the issuance of a permit. Zoning review checks for compliance of lot coverage and building coverage for all improvements on a parcel. Size, location (setbacks) and height of the proposed construction are also reviewed. In order for Staff to complete the zoning review, a scaled plat of survey shall be submitted with your permit application. On this plat of survey indicate the proposed construction and any additions to the property since the plat was drawn. This must be drawn to scale.

Information for all existing structures shall be included on your Site Plan. If your Plat does not include all of the applicable information, correct any deficiencies by adding any missing structures or paving to the Site Plan. Site Plans and Plats of Survey should be to scale.



Existing Structures:

Please note the dimensions and locations of:

1. Residence, including garage
2. Porches/stoops
3. Driveways - The width at the property line as well as the width at the widest point should be indicated.
4. Sidewalks
5. Patios or Decks - The height of the deck or patio shall be noted as measured from grade
6. Accessory structures, such as
 - Detached garages
 - Pools. Note if the pool is above ground, or in-ground, and any patios/deck surrounding it.
 - Sheds
 - Play equipment
7. A/C Units and Generators
8. Fences

Proposed Construction:

Indicate the location, setbacks from the residence and property line(s), and height.

Helpful Hints:

- A plat of survey notes the property as it existed at the time the survey was drawn. It is acceptable for you to update this plat of survey by drawing to scale any additions to the property since the plat was drawn. In addition to existing information, show the proposed work to scale.

- You can find dimensions of many structures on your property on your Plat of Survey.
- Irregular shaped structures, like patios or playground equipment, may be “boxed” as a simple way to indicate the approximate dimensions.
- Building Coverage is defined as all roofed structures (porches, garages, sheds) and any structure over 16 inches in height from grade (decks, patios, playground equipment, above ground pools).
- Lot Coverage consists of all structures included in the Building Coverage as well as any impervious surfaces (driveways, sidewalks, brick patios, etc.)

If you have any questions regarding the zoning review submission requirements, please contact the Planning and Zoning Department at (847) 359-9042.