



BUILDING PERMIT APPLICATION

RETURN TO THE ZONING OFFICER • 415 11th Avenue • Fulton, Illinois • 589-2616

ALLOW A MINIMUM OF 2 WORKING DAYS FOR REVIEW AND APPROVAL

Applicant Name _____ Applicant Phone Number: _____

Building Permit Fee _____ Permit No. _____

Date _____ Zoning Class _____

Location _____

Legal Description _____

Description/Purpose _____ Value _____

Contractor/Builder _____
(Name/Address/Phone)

RESIDENTIAL/BUSINESS/INDUSTRY

- Hard-wired smoke detectors and carbon monoxide detectors **recommended** on each level
- Single Family
- Multi Family (_____ # of units)
- Conventional Construction
- Modular Housing

GARAGES/SHEDS/OTHER ACCESSORY STRUCTURES

- Square footage _____ (permitted 40% of rear yard - cannot exceed 960 sq. ft.)
- Height _____ (from floor to peak of roof - cannot exceed 20 ft.)
- Exterior Material _____

SWIMMING POOLS/DECKS/POOL FENCES

- Fence on pool (Minimum of 2 foot high with a lockable, self-closing & self-latching gate)
- Fence around pool (Minimum 6 foot high with a lockable, self-closing & self-latching gate)
- Fence must be installed BEFORE pool is filled with water

*****Authorized signatures required below prior to any construction*****

Was construction started at the time of the initial inspection? Yes___ No___

Will this construction cover water or sewer lines? Yes___ No___

Public Works Inspection _____ Date _____

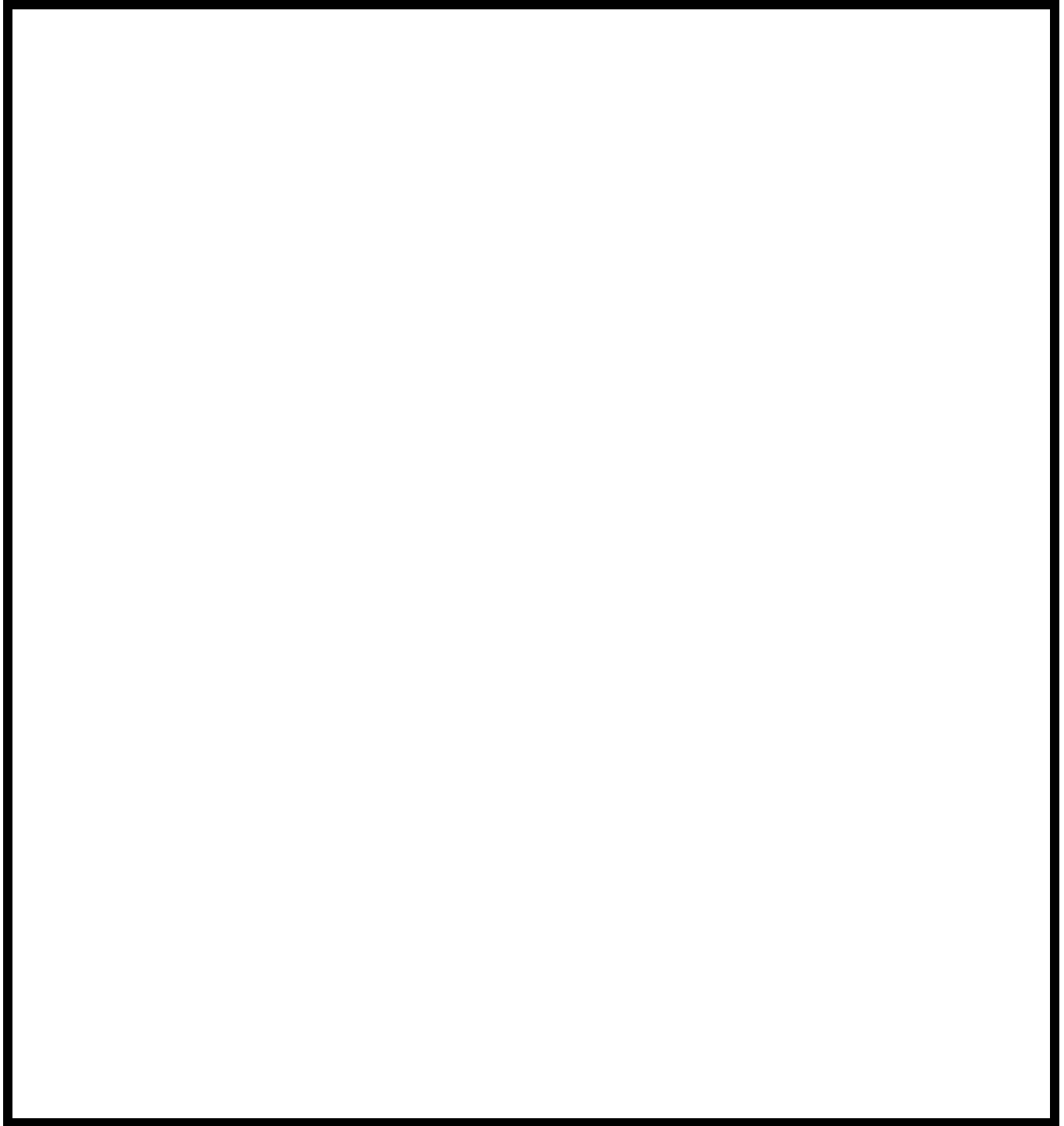
Initial inspection _____ Date _____

Approved for construction _____ Date _____

DRAWING "A"

The dimensions of the Lot or tract of land, the exact location of all existing buildings and structures, distances to property or tract lines, water supply and sewerage disposal system are shown on the drawing below. (Existing buildings and structures are marked X. Proposed buildings and structures are marked P.)

(Make all measurements carefully)



NOTICE TO APPLICANT: Location of Buildings or Structures must be staked out on Property as shown above. This will be checked before permit is issued. Construction must not be started until permit is issued. No changes in location as shown above may be made without first contacting the Fulton Zoning Officer at City Hall.

CITY OF FULTON BUILDING PERMIT APPLICATION

(Please Circle One)

- YES NO N/A 1. Are you the owner of this property?
- YES NO N/A 2. Have you included your legal description?
- YES NO N/A 3. Have you shown your lot dimensions?
- YES NO N/A 4. Does your application include a parking plan?
- YES NO N/A 5. Is your property properly zoned?
- YES NO N/A 6. Have you included all existing and requested building dimensions?
- YES NO N/A 7. Does this construction comply with front, side and rear yard setbacks?
- YES NO N/A 8. Is your proposed construction staked out?

NOTE: A CERTIFIED SURVEY OF YOUR PROPERTY MAY BE REQUIRED BEFORE ISSUANCE OF A PERMIT.

I hereby certify that the buildings and use of the land complies with all of the provisions of the Zoning Ordinance of the City of Fulton, Illinois and that I will hold harmless the City of Fulton, Illinois from any present or future property line disputes which may result from this zoning action.

I further hereby acknowledge that I have been informed by the City of Fulton that it is solely my responsibility to determine the exact location of my property line(s) and that the issuance of a building permit is in no way agreeing with or validating my determination of property lines.

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of Occupant

Property Owner Signature

Date

“Check Before You Dig”
Call for locations – JULIE of Illinois 1-800-892-0123

WHEN DO YOU NEED A BUILDING PERMIT?

Building permits are required for all new construction and for remodeling work which changes the size, area, outline, location on lot, height of a structure, yard requirements or use/occupancy of any building. No building permit is required for usual maintenance or repairs, including roofing and siding (Chapter 155.058 through 155.207, Fulton Zoning Ordinance No. 855).

BUILDING PERMIT FEES

Fence:		\$35
Buildings and Signs:		
\$0-\$18,000		\$45
\$18,000-\$500,000	(0.25% of total Project cost)	
\$500,000 and above	(\$1,250 for 1 st \$500,000, plus \$2/per 1000 thereafter)	
Variance/Zoning/ Special Use Appeals		\$140

If construction has commenced prior to the date of issuance of the Building Permit the above fees shall be doubled.

WHEN APPLYING FOR A BUILDING PERMIT, YOU WILL NEED:

➤ **A sketch of the proposed improvement**

Show the location, dimensions and distances from the property lines and from any existing buildings on your property.

➤ **A legal description of the property**

A legal description will be needed if the project involves a new house or addition, swimming pools, accessory building, decks, shed, porch, ramp, sign, new commercial building, or new industrial building. **This information may be found on the deed or tax papers from Whiteside County.**

➤ **Payment of building permit fees**

These fees are based on the value of the project (See table of Building Permit Fees).

➤ **Locate all underground utilities**

Call **JULIE** at **1-800-892-0123** for assistance.

➤ **Mark your property**

Stake or mark out the location and size of the project. This will help the Zoning Officer during the pre-construction inspection of the proposed project

Most building permit applications can be approved within 24 hours

GENERAL INFORMATION ABOUT BUILDING PERMITS:

Construction must be started in 90 days and be completed within 1 year.

When the project is complete, please call City Hall at 589-2616 for a final inspection.

No storm water shall be purposely directed onto a neighboring property. Storm water conducted from roofs or other impervious areas shall be dispersed entirely upon the grounds of the owner.

The property owner is responsible for locating all property lines and is responsible for any errors in calculating lot lines.

Accessory buildings used as private garages shall not house more than **three (3)** vehicles.

No accessory building shall exceed **20'** in height.

No accessory building shall exceed **960** sq. ft. in total size.

All structures will require additional inspection prior to pouring concrete to assure proper location and setbacks.

Commercial/industrial projects must be in compliance with the requirements of ADA.

When in doubt, call City Hall