Logan County Zoning Office

529 S Mclean Street
Lincoln, Illinois 62656

Phone: 217-732-4773
Email: zoning@logancountyil.gov

Acknowledgment of Inspections & Certificate of Occupancy

The Property Owner has made application for a building permit that requires compliance with Section 12.2 of the Logan County Zoning Ordinance and/or 20 ILCS 3105/10.09-1. The property owner is aware of the requirements for providing for inspections and receiving a Certificate of Occupancy prior to occupying the structure, or portion thereof, that has received a building permit.

In addition, the property owner authorizes the inspector to release inspection information / reports to the County Zoning Officer.

Project Address: _____

Property Owner Name: _____

Property Owner Signature: _____

Telephone #: _____

Email address: _____

Inspector Name: _____

Inspector Signature: _____

The inspector shall include the following:

a. Predrywall inspection to include:
    1. Foundation components;
    2. Floor, wall, and roof structural components;
    3. Plumbing, electrical, and rough-in components;
    4. Windows and exterior doors;
    5. HVAC systems
b. Final inspection to include:
    1. Exterior stairs and handrails;
    2. Surface drainage;
    3. Porches (screened, year round, or open);
    4. Decks;
    5. Entrance steps;
    6. Patios.

The Homeowner or Inspector is required to submit the Inspector's findings of each phase of inspection with "before and after" photographs taken of the findings of each phase of inspection. This requirement will ensure that acceptable correction has been made to the Inspector's findings in order for the County Zoning Officer to issue certification of occupancy.

12.2 CERTIFICATE OF OCCUPANCY

12.21 General Requirement. No Single-family dwelling or an addition greater than 750 square feet to a single-family dwelling shall be occupied until a certificate of occupancy has been issued by the Zoning Officer.

12.22 Inspection Process. No certificate of occupancy shall be issued until construction has been completed and the project inspected by an Illinois State licensed home inspector. The home inspector shall submit inspection reports to the Zoning Office which state that the construction meets ASHI Standards/InterNACHI. It shall be the responsibility of the property owner to hire the home inspector. Manufactured Homes older than three (3) years from the current year's date that are moved to a new location shall require inspections in accordance with ASHI/InterNACHI standards. The inspections shall include the following:

a. Predrywall inspection to include:
1. foundation components;
2. floor, wall, and roof structural components;
3. plumbing, electrical, and rough-in components;
4. windows and exterior doors;
5. HVAC systems.

b. Final inspection to include:
1. exterior stairs and handrails,
2. surface drainage;
3. porches (screened, year round, or open)
4. decks;
5. entrance steps;
6. patios.

12.23 Manufactured Homes and Modular Homes are exempt from the inspection process as it relates to the structure construction as they were built to set standards and contain the appropriate red or yellow seal from the manufacturer. An inspection by an Illinois State licensed home inspector shall be required for the following:

a. foundation components;
b. exterior stairs and handrails;
c. surface drainage;
d porches (screened, year round, or open);
e. decks;
f. entrance steps;
g. patios.

(20 ILCS 3105/10.09-1) *in part*

Sec. 10.09-1. Certification of inspection.

(a) No person may occupy a newly constructed commercial building or a substantially improved commercial building in a non-building code jurisdiction until:

(1) The property owner or property owner's agent has first contracted for the inspection of the building by an inspector who meets the qualifications established by the Board; **and**

(2) The qualified inspector files a certification of inspection with the municipality or county having such jurisdiction over the property indicating that the building complies with all of the following:

(A) to the extent they do not conflict with the codes and rules listed in subparagraphs (C) through (F), the current edition or most recent preceding edition of the following codes published by the International Code Council:

(i) the International Building Code, including Appendix G and excluding Chapters 11, 13, and 29;

(ii) the International Existing Building Code;

(B) to the extent it does not conflict with the codes and rules listed in subparagraphs (C) through (F), the current edition or most recent preceding edition of the National Electrical Code published by the National Fire Protection Association;

(C) either:

(i) The Energy Efficient Building Code adopted under Section 15 of the Energy Efficient Building Act; **or**

(ii) The Illinois Stretch Energy Code adopted under Section 55 of the Energy Efficient Building Act;

(D) the Illinois Accessibility Code adopted under Section 4 of the Environmental Barriers Act;

(E) the Illinois Plumbing Code adopted under Section 35 of the Illinois Plumbing License Law; **and**

(F) the rules adopted in accordance with Section 9 of the Fire Investigation Act.

(d) For purposes of this Section:

"Commercial building" means any building other than: (i) a single-family home or a dwelling containing 2 or fewer apartments, condominiums, or townhouses; or (ii) a farm building as exempted from Section 3 of the Illinois Architecture Practice Act of 1989.

"Newly constructed commercial building" means any commercial building for which original construction has commenced on or after July 1, 2011.

"Substantially improved commercial building" means, for work commenced on or after January 1, 2025, any commercial building that has undergone any repair, reconstruction, rehabilitation, alteration, addition, or other improvement, the cost of which equals or exceeds 50% of the market value of the structure before the improvement or repair is started. If a commercial building has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. "Substantially improved commercial building" does not include: (i) any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (ii) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.