



## COMMUNITY DEVELOPMENT DEPARTMENT

200 E. WOOD STREET • PALATINE, IL 60067-0926

Telephone (847) 359-9042 • [www.palatine.il.us](http://www.palatine.il.us)

### **DEMOLITION & CONSTRUCTION SITE REGULATIONS**

TO SAFEGUARD LIFE OR LIMB, HEALTH AND PUBLIC WELFARE THE FOLLOWING (ABBREVIATED) REGULATIONS HAVE BEEN ESTABLISHED BY THE VILLAGE OF PALATINE. PLEASE ABIDE BY THESE REGULATIONS AND/OR REPORT ANY VIOLATION TO THE BUILDING DEPARTMENT AT (847) 359-9042 BETWEEN 8:00 A.M. AND 4:00 P.M. MONDAY THROUGH FRIDAY.

#### **General Regulations**

- **Work days:** Construction & demolition activity is allowed seven days a week.
- **Work Hours:** Monday thru Saturday 7:00 a.m. to 8:00 p.m. and Sundays: 12:00 p.m. to 8:00 p.m.
- **Contractor/Worker Conduct:** All contractors and workers are expected to be considerate of their surrounds. Foul language is prohibited. All debris must be placed in a dumpster.
- **Streets/Traffic:** The streets and parkway are to be kept clear of any equipment, debris and/or obstruction and passable at all times. Do not block access to private drives or mailboxes. All vehicles are to be parked legally. The general contractor shall take all necessary steps to ensure that dirt and debris from the construction site shall not be transmitted to the public streets by vehicles leaving the construction site.
- **Sidewalks:** Keep all public sidewalks clear of debris and equipment at all times unless permission from a code official is obtained. Whenever a removal of sidewalk is required, such work shall not be done until permission is secured from the code official.
- **Grass:** Grass shall not exceed 12 inches in height.
- **Safety Fences:** Minimum 6' tall continuous chain link fence is to remain in place during the course of demolition or new construction. The fence shall not contain any advertisements. Gates are to be locked at the end of each workday. The general contractor shall immediately repair any damage to the construction site fence and maintain the integrity and continuity of the fence for the duration of the project.
- **Tree Protection:** Trees in the right of way and trees shown on plans as "to be saved" are to be protected along the drip line with silt fencing until final grade is completed and inspected.
- **Silt Fencing:** Care shall be given to ensure that appropriate erosion control and sediment control devices and equipment are in place. Silt fencing shall be installed along the perimeter of the construction site and as otherwise directed by the Village Engineer.
- **Debris:** Debris shall be placed in dumpsters. All dumpsters shall be stored behind the construction site barrier. The dumpsters shall be sealable and all trash shall be removed daily or more frequently as required. Care shall be taken to abate the blowing, drifting and falling of eroded soil from the construction site onto other public or private properties.
- **Toilets:** Toilets shall be provided at all job sites per the Illinois State Statue.
- **Property Addressing& Contact Information:** All address signs shall be posted at all front entrances listing street name and number. Letters and numbers must be at least 6" in height. A readily visible sign with a 24-hour emergency phone number for a person who can respond to the site must be posted on the front of the site and the exterior of the on-site office/trailer or building.

- **Damage Responsibility:** It is the responsibility of the general contractor to restore any damaged inflicted on public property. All damage must be repaired immediately. Any cost incurred by the Village for repair shall be recoverable from the bond.
- **Plans and Permit Card:** The permit card is to be displayed in view from the public street. The job copy of the approved plans shall be available at all times to the building inspector; inspections will not be conducted without them.
- **Spot Survey:** No work shall proceed beyond foundation until a spot survey is submitted to and approved by the Village.
- **Construction Trailers:** Installation of a construction trailer shall require a building permit. Any construction trailer utilizing public sewer and water shall FIRST receive permits from all authorities having jurisdiction AND the Village of Palatine. Any temporary power service to the trailer shall be inspected and approved prior to occupancy.
- **Excavating/ JULIE:** Illinois law requires that the person actually doing any digging, regardless of the depth of the project, to call JULIE at 1-800-892-0123 or 811. JULIE (Joint Utility Locating Information for Excavators) provides contractors, excavators, homeowners, and others who may be disturbing the earth, with a free service through a single phone call for the locating and marking of underground utilities facilities. Call at least 48 hours prior to the start of the excavation and the project must begin within 14 calendar days from the call.
- **Work on Adjoining Property:** When it is necessary to excavate onto adjoining properties, either within parkways or easements, for the purpose of installing utilities, it shall be the permit holders' responsibility to notify the adjacent property owner, protect the area for safety, and clean and restore the disturbed area to existing conditions. There are State Statutes that govern notification requirements under certain circumstances.
- **Dust:** It is up to the contractor to use best management practices available to control construction dust. Contact the United States Environmental Protection Agency for specific fugitive dust control regulations.

### **Construction Regulations**

- **Build to Approved Plans:** All construction shall be designed to code and constructed per approved building plans. If changes occur, provide the revised plans to the Village for review and approval. No inspections will be allowed, until revised plans have been approved.
- **Contractor Changes:** If any of the contractors change during the course of construction, the applicant or owner is required to update the original application on file at the Village of Palatine. All contractors are required to be licensed and bonded with the Village.

### **Demolition Regulations**

- **Vacant Homes:** Doors, windows and other openings on a vacant house are required to be kept closed and secured.
- **Minimum 6' tall continuous chain link fence** is to remain in place during the course of demolition. The fence shall not contain any advertisements. Gates are to be locked at the end of each workday. The general contractor shall immediately repair any damage to the construction site fence and maintain the integrity and continuity of the fence for the duration of the project.
- **Refer to Demolition Permit Process at** <http://www.palatine.il.us/departments/buildingpermits/standard.aspx> for more specific information.