

**Village of Vernon Hills
Community Development Department
290 Evergreen Drive, Vernon Hills, IL 60061
Phone 847-367-3704 - Fax 847-367-2541 - <http://www.vernonhills.org>**

LANDSCAPE IRRIGATION SYSTEMS (RPZ – Plumbing)

This hand out is for **REFERENCE ONLY**. For more details see specific code sections.

As long as all of the information listed below is provided, a permit will be issued immediately over the counter for all residential. All commercial will require a plan review and a permit will be ready in twenty (20) business days or sooner.

TO APPLY FOR A PERMIT:

1. Read the handout entirely.
2. Submit a completed permit application.
3. Submit four (4) sets of site plans/ plats of survey for commercial projects or two (2) plats of survey for residential projects showing, in sufficient detail, the pipe sizes, materials, connections, electrical wiring and controls, RPZ valve, pipe grid, zones, sprinkler heads and their location and any other information necessary to determine compliance with the ordinances of the Village of Vernon Hills.
4. Submit a copy of the contractor's Irrigation Certification and the Plumber's State of Illinois License and Contractor Registration.
5. Submit a written and signed contract.
6. Contact J.U.L.I.E. (Utility Locate Service) at 1-800-892-0123 to locate underground utilities and to obtain a dig number. A building permit will not be issued without a dig number.
7. A permit fee and refundable cash bond (paid in cash or check) will be required when the permit is issued. Fees will be based upon the total cost of construction.
8. No inspections are required to be done by the Building Department, however, a passing RPZ Certification Report for both commercial & residential must be submitted via mail or fax to the Building Department in order for the completion bond to be returned to the permit payer and the permit to be closed out.

LOCATION REQUIREMENTS:

1. Landscape irrigation systems shall be located as outlined in the attached excerpt from the Village Code.

INSTALLATION REQUIREMENTS:

1. All landscape irrigation systems must be equipped with the Reduced Pressure System (RPZ) Backflow Preventer. This valve must be installed by a Licensed Plumber, and installed where it is not susceptible to freezing and flooding.
2. The Illinois Environmental Protection Agency (IEPA) requires that all RPZ valves be tested and certified by a Certified RPZ installer upon installation and on an annual basis. The Building Division must be provided with a copy of such a certification on or before the day of the inspection.
3. A landscape irrigation system shall be properly winterized (blown out with air) prior to frost setting in.
4. No equipment or construction materials shall be stored within the Village Right-of-Way.
5. Extreme care is to be taken to protect the existing utilities, pavement, curbs, and sidewalks. Pavement, curbs, and sidewalks should be ramped or planked to avoid damage. Damage to the Village Right-of-Way will be restored to the satisfaction of the Village Engineer.
6. A passing RPZ Certification Report for both Commercial & Residential work must be submitted to the Building Division via mail or fax before the permit may be closed and the bond money refunded. No inspections from the building department will be necessary.

Sec. 5-76. Underground landscaping sprinkler systems.

The installation of privately owned and operated underground landscaping sprinkler systems is permitted subject to the following conditions and requirements:

(a) *General requirements.*

- (1) Building permits are required for all underground landscaping sprinkler systems. Where the installation of a permitted sprinkler system is in the public rights-of-way of the village, the owner of said sprinkler system shall be the holder of legal title of the real estate of which the sprinkler system is an extension from private property into the public property.
- (2) Building permit applications shall be accompanied by four sets of the sprinkler system plans, which shall provide information in sufficient detail showing the pipe sizes and materials, connections, check valves, back water valves, RPZ valves, electrical wiring and controls, pumps, surge tanks if required, the pipe grid, sprinkler heads and their location and any other information necessary to determine compliance with the codes and ordinances of the village. One set of plans shall be delivered to the director of public works for his information. Permit and plan review fees shall be computed as specified in Article X. No installations work shall begin until the permit has been issued.
- (3) Wherever the water would fall on public sidewalks or roadway, directional type sprinkler heads shall be used to direct the water onto the landscaping and away from the public way.
- (4) All sprinkler systems shall be properly maintained at all times and, in the event that repairs are made, there shall be full restoration of all

disturbed areas of lawn and/or landscaping, either equal to or better than that which existed prior to the repair work.

(b) *Installation on public rights-of-way.*

- (1) The village retains full rights of ownership, use, management, maintenance and control of the land above, below and on the surface of the earth in any public rights-of-way where an underground landscaping sprinkler system is installed under the provisions of this code.
- (2) All provisions of the general requirements above must be complied with, in addition to the provisions contained herein.
- (3) In the event that the owner of the system (see subsection 5-76(a)(1) refuses or is unable to maintain or to repair the sprinkler system in the public rights-of-way, the village may have the repairs made or the village may order the removal of the sprinkler system from the rights-of-way, all at the owner's cost and expense. If the bills are not paid by the owner, the village may lien the property or take whatever legal action is permitted by law.

If the owner has made repairs but has not complied with subsection 5-76(a)(4) the village may proceed with any of the actions stated herein at the owner's expense. In the event that any public improvement, including, but not limited to, sidewalks, curb, gutter, roadways, street lighting base or cable or any other public improvement, is damaged by any malfunction of any part of the underground landscaping sprinkler system, the owner shall promptly repair same to the village engineer's satisfaction or the village may proceed with any of the actions stated herein at the owner's expense.

- (4) The owner of the underground landscaping sprinkler system shall bear any and all liability expenses and costs as a result of any danger or injury to persons or property arising out of the use of the public rights-of-way by the owner for the installation, use, maintenance or repair of such underground landscaping sprinkler system. Repair of any damage to the underground landscape sprinkler system shall be the owner's responsibility.

(Ord. No. 97-45, § I, 9-23-97)

Sec. 5-77. Miscellaneous requirements.

(a) *Protection of existing curbs, gutters and public sidewalks.* All curbs, gutters, public sidewalks and the public parkways shall be protected by planks, dirt or other suitable approved materials before trucks, heavy equipment or earth-moving equipment may cross from the street to private property.

After all operations have been completed, all construction materials shall be removed and all private and public property restored. Any cracked curb, gutter or sidewalk shall be replaced at the contractor's/owner's expense.

(b) *Enclosures of chimneys and vents.* All chimneys and mechanical vents for residential buildings, which are visible from any direction shall be enclosed as follows:

- (1) All chimneys and vents installed on the outside walls shall be enclosed in a chase having its exterior clad in full wythe [width] four-inch nominal thickness) masonry, or cultured or natural stone of two-inch nominal thickness. The most narrow portion of a chimney chase shall not be less than two thirds of the width of its widest portion.
- (2) All chimneys and vents installed on the interior of buildings shall have that portion of the chimney or vent protruding through the roof enclosed in a chase having its exterior clad in cultured stone of two-inch nominal thickness or masonry

tile set in mortar and installed in the same manner as cultured stone. The details of construction of such enclosures shall be approved by the building commissioner.

Exception. Vents which extend less than 36 inches above the roof level as measured from the lowest to the highest point of the vent, including any attachments.

3. If a chimney or a vent is constructed of metal, that portion of metal chimney or vent that extends above the chimney/vent chase shall be covered by a section of clay chimney liner or other means, subject to the approval by the Building Commissioner, in order to imitate appearance of a full masonry fireplace chimney.

(c) *Wood floor trusses.* Floor trusses for kitchen areas shall be installed 16 inches o.c., minimum, and floor trusses shall be doubled under all parallel partitions above, unless said partitions extend less than half the distance of the floor span, in which case, blocking every four feet o.c. will be acceptable.

(d) *Design values for dimensional lumber.* Dimensional lumber sizes and spans shall not be less than those computed in accordance with the latest edition of Western Wood Products Association Western Lumber Span Tables. As an example, if a Canadian grading agency graded lumber of certain species is specified, the design for such lumber shall utilize values for corresponding or lesser strength species as established by Western Wood Product Association.

(e) *Aluminum and vinyl siding.* Aluminum siding, if allowed by the building commissioner, shall have a minimum thickness of .024 inch, if used without an insulated backer board, or a minimum thickness of .019 inch with an approved backer board. Vinyl siding, if allowed by the building commissioner shall have a minimum thickness of .044 inch. Aluminum and vinyl siding can only be allowed for use on the existing buildings and only in the subdivisions where such materials have already been installed. These materials shall not

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**PERMIT APPLICATION
LANDSCAPE IRRIGATION SYSTEM
(RPZ-Plumbing)**

(PLEASE PRINT)

Business or Homeowner Name: _____

Address: _____

Phone: _____ **E-Mail:** _____

Applicant's Name: _____
(If different from above)

Phone: _____ **E-Mail:** _____

Provide the following:

- 2 Copies of Plat of Survey (4 for Commercial Projects) showing details of system
- J.U.L.I.E. Dig Number (1-800-892-0123) _____
- Copy of signed contract

Construction Cost \$ _____

Work being performed by:

- Homeowner
- Contractor Info:

Name: _____

Address: _____

Phone Number: _____ **E-Mail:** _____

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Responsible Person, Soil Erosion and Sediment Control – Residential Sites

The Watershed Development Ordinance requires that Contractors, or the permit applicant designate a responsible person in charge of soil erosion and sediment control. The designee shall be responsible for the maintenance of all soil erosion and sediment control items at ***all*** times. The designee shall be responsible to react to all violations or discrepancies ***immediately*** after notification.

For all improvement projects within the Village, the sites shall be kept clean at all times. Streets, sidewalks, and curb/gutter shall be broom swept clean, a minimum, at the end of each day, or more frequently if required by the Village. Existing storm sewer structures are to be protected from sediment deposits at all times.

All material delivery and the storage of materials for the site are prohibited within the Village Right-of-Way (typically 15' from the back of curb), unless written approval by the Village is granted.

**TO BE COMPLETED AND RETURNED WITH PERMIT APPLICATION
(Please print)**

Designee: _____ **Contact Number:** _____

Permit Applicant / Developer / Contractor Name: _____

Project Address: _____ **Pod / Lot:** _____

Application or Permit Number: _____

Received by: _____ **Date:** _____