

**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](http://www.vernonhills.org)**

### **SOFFIT, FASCIA AND SIDING**

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

#### **TO APPLY FOR PERMIT:**

**As long as the information below is provided upon submittal, a permit will be issued immediately over the counter.**

1. Complete a permit application.
2. Provide a copy of the written and signed contract between the homeowner and contractor, if applicable.
3. Provide a copy of the Homeowner's Association Approval Letter, if applicable.
4. The permit fee may be paid in the form of a check made payable to the Village of Vernon Hills, or in cash. Fees will be determined based upon the job cost.

#### **CONSTRUCTION REQUIREMENTS:**

1. The minimum thickness for aluminum siding is .024" or .019" with a backer board.
2. The minimum thickness for vinyl siding is .044".
3. The new siding must be installed over an approved building wrap (tyvek, typar, felt paper, etc.)
4. Before installing a new soffit, the old vents should be removed, where possible.
5. New aluminum soffit panels shall be installed so that at least every third panel is ventilated.
6. Provide house numbers – minimum 4" tall and visible from street

#### **REQUIRED INSPECTIONS:**

**The permit holder is responsible for scheduling inspections. To request an inspection, contact the Building Department at (847) 367-3704 between 8:30 am and 3:30 pm, M-F to schedule the inspection at least one day in advance with the permit number ready.**

1. A final inspection is required upon completion of the work.

## EXTERIOR COVERING ORDINANCE

### Section R703 Exterior Covering

**R703.1 General.** Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.8. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer as required by Section R703.2.

**Exception:** 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. Except for textured fiber-cement siding, aluminum soffit and fascia, aluminum and vinyl siding shall not be used in the subdivisions where only cedar and masonry have been used in original construction.

The use of aluminum and vinyl siding in new construction can be authorized only by the Village of Vernon Hills Board of Trustees.

**Section R703.1.1 Caulking.** All penetrations through the exterior wall envelope shall be caulked, flashed or sealed with an approved material

**R703.2 Weather Resistant sheathing paper.** Asphalt-saturated felt free from holes and breaks, weighing not less than 14 pounds per 100 square feet (0.683 kg/m<sup>2</sup>) and complying with ASTM D 226 or other approved weather-resistant material shall be applied over studs or sheathing of all exterior walls as required by Table R703.4. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm).

Exception: Such felt or material is permitted to be omitted when used in the construction of detached accessory buildings.

**R703.3. Wood, hardboard, and wood structural panel siding.**

**R703.3.1 Panel siding.** Joints in wood, hardboard or wood structural panel siding shall be made as follows unless otherwise approved. Vertical joints in panel siding shall occur over framing members, unless wood or wood structural panel sheathing is used, and shall be shiplapped or covered with a batten. Horizontal joints in panel siding shall be lapped a minimum of 1 inch (25.4 mm) or shall be shiplapped or shall be flashed with Z flashing and occur over solid blocking, wood or wood structural panel sheathing.

**R703.3.2 Horizontal siding.** Horizontal lap siding shall be lapped a minimum of 1 inch (25.4 mm) or 0.5 inch (12.7 mm) if rabbeted, and shall have the ends caulked, covered with a batten, or sealed and installed over a strip of flashing.

**R703.4 Attachments.** Unless specified otherwise, all wall coverings shall be securely fashioned in accordance with Table R703.4 or with other approved aluminum, stainless steel, zinc coated or other approved corrosion-resistive fasteners.

**R703.5 Wood shakes and shingles.** Wood shakes and shingles shall conform to CSSB "Grading Rules for Wood Shakes and Shingles."

**R703.5.1 Application.** Wood shakes or shingles shall be applied either single-course or double-course over nominal ½ inch (12.7 mm) nominal nonwood sheathing. A weather-resistant permeable membrane shall be provided over all sheathing, with horizontal overlaps in the membrane of not less than 2 inches (51 mm) and vertical overlaps of not less than 6 inches (152 mm). Where furring strips are used, they shall be 1 inch by 3 inches or 1 inch by 4 inches (25.4 mm by 76 mm or 25.4 mm by 102 mm) and shall be fastened horizontally to the studs with 7d or 8d box nails and shall be spaced a distance on center equal to the actual weather exposure of the shakes or shingles, not to exceed the maximum exposure specified in Table R703.5.2. The spacing between adjacent shingles to allow for expansion shall not exceed ¼ inch (6.4 mm) and between adjacent shakes, it shall not exceed ½ inch (12.7 mm). The offset spacing between joints in adjacent courses shall be a minimum of 1-1/2 inches (38 mm).

**R703.5.2 Weather exposure.** The maximum weather exposure for shakes and shingles shall not exceed that specified in Table R703.5.2.

**R703.5.3 Attachment.** Each shake or shingle shall be held in place by two hot-dipped zinc-coated, stainless steel, or aluminum nails or staples. The fasteners shall be long enough to penetrate the sheathing or furring strips by a minimum of ½ inch (12.7 mm) and shall not be overdriven.

**R703.5.3.1 Staple attachment.** Staples shall not be less than 16 gage and shall have a crown width of not less than 7/16 inch (11.1 mm), and the crown of the staples shall be parallel with the butt of the shake or shingle. In single-course application, the fasteners shall be concealed by the course above and shall be driven approximately 1 inch (25.4 mm) above the butt line of the succeeding course and ¾ inch (19.1 mm) from the edge. In double-course applications, the exposed shake or shingle shall be face-nailed with two casing nails, driven approximately 2 inches (51 mm) above the butt line and ¾ inch (19.1 mm) from each edge. In all applications, staples shall be concealed by the course above. With shingles wider than 8 inches (203 mm) two additional nails shall be required and shall be nailed approximately 1 inch (25.4 mm) apart near the center of the shingle.

**R703.5.4 Bottom courses.** The bottom courses shall be doubled.

## Vinyl Siding

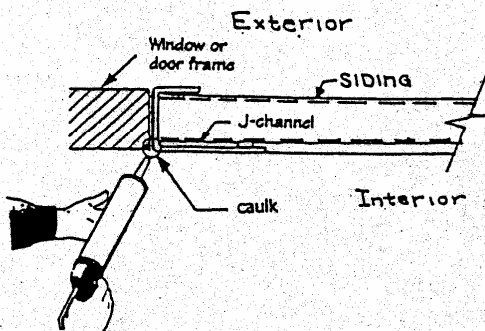
All vinyl siding installations must provide weathertight protection for the home. Wherever possible, flashing shall be applied around windows, doors, and other openings; inside and outside corners; and at the intersection of walls and roofing to prevent water infiltration.

In situations where flashing cannot be used, as with vinyl or aluminum windows and doors, all "J" channels must be "backcaulked" with an approved flexible caulk. This requires placing a bead of caulk down prior to installing the "J" channel.

Caulking after the "J" channel is installed will not be accepted.

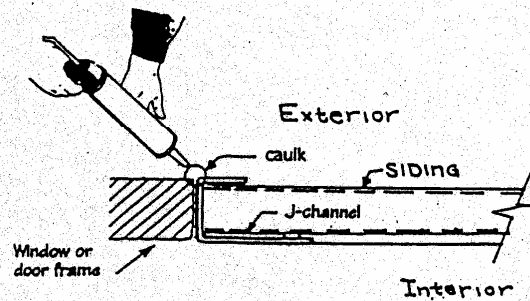
### Approved Method

"Backcaulk"



### Not Approved

"Surface caulking"



**Note! Be sure to re-attach the address to the house. Minimum 4" block numbers of contrasting color, visible from the street.**

TABLE R703.4  
WEATHER-RESISTANT SIDING ATTACHMENT AND MINIMUM THICKNESS<sup>a,b,c,d,e,f,g,h,i,j,k,l,m,n,o,p,q,r</sup>

| SIDING MATERIAL  | NOMINAL THICKNESS <sup>a</sup> (inches) | JOINT TREATMENT   | SHEATHING PAPER REQUIRED | TYPE OF SUPPORTS FOR THE SIDING MATERIAL AND FASTENERS <sup>b,c,d</sup> |                                 |                                 |                              |   |
|--|---|-------------------|--------------------------|---|---------------------------------|---------------------------------|------------------------------|---|
|  |   |                   |                          | Wood or wood structural panel sheathing                                 | Fiberboard sheathing into stud  | Gypsum sheathing into stud      | Direct to studs              | Number or spacing of fasteners  |
| Horizontal aluminum <sup>e</sup>                                 | Without insulation                      | Lap               | Yes                      | 0.120 nail 1 1/2" long  | 0.120 nail 2" long              | 0.120 nail 2" long              | Not allowed                  | Same as stud spacing  |
|  | 0.024                                   |                   |                          |   |                                 |                                 |                              |   |
| With insulation  | 0.019                                   | Lap               | Yes                      | 0.120 nail 1 1/2" long  | 0.120 nail 2 1/2" long          | 0.120 nail 2 1/2" long          | 0.120 nail 1 1/2" long       |   |
| Brick veneer   | 2                                       | Section R703      | Yes (13)                 | See Section R703 and Figure R703.7 <sup>h</sup>                         |                                 |                                 |                              |   |
| Concrete masonry veneer  | 2                                       |                   |                          |   |                                 |                                 |                              |   |
| Hardboard <sup>l</sup><br>Panel siding-vertical                  | 7/16                                    | 20                | 20                       | Note <sup>o</sup>   | Note <sup>o</sup>               | Note <sup>o</sup>               | Note <sup>o</sup>            | 6" panel edges 12" inter. sup. (16)   |
| Sliding vertical Hardboard <sup>l</sup><br>Lap-siding-horizontal | 7/16                                    | Note <sup>o</sup> | Note <sup>o</sup>        | Note <sup>q</sup>   | Note <sup>q</sup>               | Note <sup>q</sup>               | Note <sup>q</sup>            | Same as stud spacing 2 per bearing  |
| Steel <sup>i</sup>   | 29 ga.                                  | Lap               | Yes                      | 0.113 nail 1 3/4" Staple-1 3/4"   | 0.113 nail 2 3/4" Staple-2 1/2" | 0.113 nail 2 1/2" Staple-2 1/4" | Not allowed                  | Same as stud spacing  |
| Stone veneer   | 2                                       | Section R703      | Yes                      | See Section R703 and Figure R703.7                                      |                                 |                                 |                              |   |
| Particleboard panels   | 3/8 - 1/2                               | Note <sup>g</sup> | Note <sup>g</sup>        | 6d box nail   | 6d box nail                     | 6d box nail                     | 6d box nail, 3/8 not allowed | 6" panel edges 12" inter. sup.  |
|  | 5/8                                     | Note <sup>g</sup> | Note <sup>g</sup>        | 6d box nail   | 8d box nail                     | 8d box nail                     | 6d box nail                  |   |
| Plywood panel <sup>l</sup> (exterior grade)                      | 3/8                                     | Note <sup>g</sup> | Note <sup>g</sup>        | 0.099 nail-2"   | 0.113 nail-2 1/2"               | 0.099 nail-2"                   | 0.099 nail-2"                | 6" on edges   |
| Vinyl Siding <sup>n</sup>  | 0.44                                    | Lap               | Yes                      | 0.120 nail 1 1/2" Staple-1 3/4"   | 0.120 nail 2" Staple-2 1/2"     | 0.120 nail 2" Staple-2 1/2"     | Not allowed                  | Same as stud spacing  |
| Wood <sup>r</sup> Rustic, drop                                   | 3/8 Min                                 | Lap               | Yes                      | Fastener penetration into stud-1"                                       |                                 |                                 | 0.113 nail-2 1/2" Staple-2"  | Face nailing up to 6" widths, 1 nail per bearing; 8" widths and over, 2 nails per bearing |
| Shiplap  | 19/32 Average                           | Lap               | Yes                      |   |                                 |                                 |                              |   |
| Bevel  | 7/16                                    |                   |                          |   |                                 |                                 |                              |   |
| Butt tip   | 3/16                                    | Lap               | Yes                      |   |                                 |                                 |                              |   |

For SI: 1 inch = 25.4 mm.

- a. Based on stud spacing of 16 inches on center. Where studs are spaced 24 inches, siding shall be applied to sheathing approved for that spacing.
- b. Nail is a general description and shall be T-head, modified round head, or round head with smooth or deformed shanks.
- c. Staples shall have a minimum crown width of 7/16-inch outside diameter and be manufactured of minimum No. 16 gage wire.
- d. Nails or staples shall be aluminum, galvanized, or rust-preventive coated and shall be driven into the studs for fiberboard or gypsum backing.
- e. Aluminum nails shall be used to attach aluminum siding.
- f. Aluminum (0.019 inch) shall be unbacked only when the maximum panel width is 10 inches and the maximum flat area is 8 inches. The tolerance for aluminum siding shall be +0.002 inch of the nominal dimension.
- g. If boards or panels are applied over sheathing or a weather-resistant membrane, joints need not be treated. Otherwise, vertical joints shall occur at studs and be covered with battens or be lapped.
- h. All attachments shall be coated with a corrosion-resistive coating.
- i. Shall be of approved type.
- j. Three-eighths-inch plywood shall not be applied directly to studs spaced greater than 16 inches on center when long dimension is parallel to studs. One-half-inch plywood shall not be applied directly to studs spaced greater than 24 inches on center. The stud spacing shall not exceed the panel span rating provided by the manufacturer unless the panels are installed with the face grain perpendicular to studs or over sheathing approved for that stud spacing.

(continued)

## NOTES TO TABLE R703.4—continued

- k. Woodboard sidings applied vertically shall be nailed to horizontal nailing strips or blocking set 24 inches on center. Nails shall penetrate 1.5 inches into studs, studs and wood sheathing combined, or blocking. A weather-resistant membrane shall be installed weatherboard fashion under the vertical siding unless the siding boards are lapped or battens are used.
- l. Hardboard siding shall comply with AHA A135.6.
- m. For masonry veneer, a weather-resistant membrane or building paper is not required over water-repellent sheathing materials when a 1-inch air space is provided between the veneer and the sheathing. When the 1-inch space is filled with mortar, a weather-resistant membrane or building paper is required over studs or sheathing.
- n. Vinyl siding shall comply with ASTM D 3679.
- o. Minimum shank diameter of 0.092 inch, minimum head diameter of 0.225 inch, and nail length must accommodate sheathing and penetrate framing 1.5 inches.
- p. When used to resist shear forces, the spacing must be 4 inches at panel edges and 8 inches on interior supports.
- q. Minimum shank diameter of 0.099 inch, minimum head diameter of 0.240 inch, and nail length must accommodate sheathing and penetrate framing 1.5 inches.
- r. Vertical end joints shall occur at studs and shall be covered with a joint cover or shall be caulked.

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**SIDING/SOFFIT/FASCIA**

**PLEASE PRINT**

**Homeowner's Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Applicant's Name:** \_\_\_\_\_  
**(If different from above)**

**Phone:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Provide the Following:**

- Copy of contract signed by Homeowner**
- Homeowner's Association Approval (if Applicable)**

**Answer the following:**

**Estimated Value \$:** \_\_\_\_\_

**Material Type (Vinyl, Aluminum, Brick):** \_\_\_\_\_

**Brief description of work to be performed:** \_\_\_\_\_

\_\_\_\_\_

**Work being performed by:**

- Homeowner**
- Contractor Info:**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_