City of St. Charles
Lawn Sprinkler

Building & Code Enforcement Division
2 East Main Street
St. Charles IL 60174
630.377.4406 (Office)
630.443.4638 (Fax)
http://www.stcharlesil.gov

Please direct any and all questions to the City of St. Charles Building & Code Enforcement Division: Monday through Friday (8 AM to 4:30 PM) at 630.377.4406

A building permit is required prior to any construction for a lawn sprinkler. The following are guidelines and comments for obtaining a building permit.

Application and Drawings Procedures:

- A building permit is required to install a RPZ for lawn sprinkler system.
- An application is to be filled out and submitted to the Building & Code Enforcement Division.
- Two (2) copies of the plat of survey showing the location of all sprinkler heads and the RPZ backflow preventer are to be submitted with the application.
- If sprinkler heads are located in the right-of-way the owner will need to follow the listed procedure
  - An additional copy of the survey is required with the location of the sprinkler heads.
  - At the time the application and surveys are submitted to our office the Covenant Running with the Land is to be completely filled out by the owner and be notarized using BLACK INK ONLY. A blank copy of the Covenant Running with the Land is enclosed in this packet. The Covenant Running with the Land is to be recorded at the Kane County Recorders Officer prior to submitting your permit information.
- Our goal is to complete the review of your building permit within 10 working days.

***PLEASE NOTE: For your convenience, the City will record the Covenant of Running With the Land on your behalf, but the Recording Fee, currently $32.00, must be paid in advance and may add up to (5) additional working days to the review time of your permit.**

Application – Permit Fees: <u>All payments are to be made in check, cash, or money order.</u>

⇒ A **filing fee** is to be paid at time of submission of application and plans.
- A fee of **$115.00 (to be paid at time of submittal)**
- **$32.00 (Optional Recording Fee)**

⇒ **Re-inspection fee**. During the construction of your project should you fail any of the required inspections there is a re-inspection charge. The fees are due prior to certificate of occupancy. The fee schedule is as follows;
- $65.00 per Building & Code Enforcement Department re-inspection for all types of inspections during construction (excluding finals)
- $85.00 per re-inspection for all residential final inspections.

Inspections:

The following inspection required for your project.
- RPZ/Water Hook-Up Location - Approximately ½ hour

Inspections - Clarification and Details:

The Plumbing Inspector will inspect the RPZ to ensure that it was tested and approved. The location of the water hook up will be determined at this inspection.

Building Codes:

The following are the Building Codes, which the City of St. Charles has adopted:

- St. Charles Municipal Code
- 2004 Illinois State Plumbing Code with revisions

General Comments:

1. Compliance with above indicated codes, ordinances, and inspections required.
2. The plan reviews and stamped "FIELD COPY" of the plans are to be on the job site.
3. A minimum of 24-hour notice is required when scheduling any inspection.
4 The repair/replacement of any sprinkler or irrigation system, which was installed in the utility/easement area or public parkway, shall be the owner's responsibility.
5. Sprinkler heads located in the right-of-way shall be installed only if a Permit Agreement and Covenant Running with the Land, completely filled out and submitted to the Building & Code Enforcement Department.
6. Sprinkler heads located in the right-of-way are to be installed a minimum of (two) 2 feet from the curb and two (2) feet from the sidewalk.
7. An approved RPZ backflow preventer is to be installed between potable water supply and yard sprinkler system. RPZ installed in a potable water supply system must be tested and maintained at least annually by a cross-connection control device inspection.
8. The RPZ backflow preventer is to be installed by an Illinois State Licensed plumber, a copy of his state license as well as his state registration and contractor is to be filed with the City of St. Charles.
9. Devices of all types. Backflow and back-siphon age preventing devices shall be installed so as to provide accessibility, located for observation, maintenance, and replacement services. No in-line double check or reduced pressure principle backflow preventer shall be located more than five (5) feet above a floor or walk area. Backflow/back siphon age devices shall not be installed where they are subject to freezing or flooding conditions.
10. All in-line backflow/back siphon age preventers shall have a full opening type valve with an outside-stem-yoke (OS and Y) on each side of the preventer and located within five (5) feet of the preventer. The valve shall be of bronze or stainless steel seat design.
11. All types of backflow/back siphon age devices shall be field tested in accordance with the manufacturer's instructions by a certified tested before initial operation. "(See 35 Ill. Adm. Code 608)"
12. A protective strainer shall be located upstream of the first check valve on all in-line back flow/back siphon age preventers unless the devices contains a built-in strainer. Fire safety systems are exempt from installing a strainer.
13. Approved No. for lawn sprinkler RPZ: ASSE 1013 or AWWAC506
14. It is the responsibility of the contractor/owner to provide all sub-contractors with copies of the review comments and the required inspections.
15. **PLEASE NOTE:** The following is per the 2004 Illinois State Plumbing Code. If you have any questions on the following, please contact the Illinois Department of Public Health, 535 West Jefferson, Ground Floor, Springfield, IL 62761, 217.524.0791.

    Section 890.50 Inspection, Testing, and Registration of Lawn Sprinkler Systems.

    All lawn sprinkler systems installed in Illinois on or after the effective date of this rulemaking shall be registered with the Department on forms provided by the Department.

    a) Inspection and Testing of Lawn Sprinkler Systems. Upon completion of installation of a lawn sprinkler system, a licensed plumbing representing the irrigation contractor shall inspect and test the system to ensure that the provisions of Section 2.5 of the Law have been met and the system works mechanically. The property owner or a representative shall witness the inspection and

testing. Any defects in the installation determined during the inspection and testing shall be corrected before the test is considered complete.

b) No person shall attach to a lawn sprinkler system any fixture intended to supply water for human consumption. No person shall attach to a lawn sprinkler system any fixture other than the backflow prevention device, sprinkler heads, valves, and other parts integral to the operation of the system, unless the fixture is clearly marked as being for non-potable use only. (Section 2.5(e) of the Law)

c) Registration of Lawn Sprinkler Systems. The contractor's test certificate provided by the Department shall be submitted by the irrigation contractor or licensed plumber responsible for the installation of the lawn sprinkler system within 30-days after completion of the inspection and test and shall include all of the following information:

1) Name of owner of property at which lawn sprinkler system is located, address of property, date installation was completed.
2) Information on the installation of lawn sprinklers:
   a) Make, model, and quantity of sprinklers installed.
   b) Static pressure.
   c) Gallons per minutes (gpm) per largest zone.
   d) Water source (public water system, well, other water source, such as a pond).
   e) Type of pipe used in installation (copper, PVC, polyethylene).
   f) Manufacturer: type, and size of pump used in installation.
   g) Type, size, serial number, and date inspected of backflow prevention device (RPZ valve) to which the lawn sprinkler system is connected.
3) Name, registration number, and signature of the irrigation contractor or licensed plumber responsible for the installation of the lawn sprinkler system.
4) Name and license number of the licensed plumber responsible for the physical connection between the lawn sprinkler system and the backflow prevention devise.
5) Date the lawn sprinkler system was inspected by a licensed plumber to ensure compliance with the Illinois Plumbing License Law [225 ILCS 320] and Illinois Plumbing Code (77 Ill Adm. Code 890).

d) A $15.00 dollar nonrefundable registration fee shall be submitted with each registration of a lawn sprinkler system.

Homeowner – Contractor Responsibilities:

✓ It is the responsibility of the homeowner/contractor to schedule with the Building & Code Enforcement Department the required inspections. The required inspections are indicated on the Plan Review form, which is attached to your permit and the Field Copy of drawings. When calling to schedule an inspection, please have the address and the permit number.

✓ Inspections shall be called a minimum of 24 hours before they become due.

✓ Call J.U.I.L.E. (Joint Underground Location for Inspectors and Engineers) at least 48-hours prior to any digging to locate any underground utilities. **(1-800/892-0123)**

▪ Electric Utilities	Red
▪ Comcast (Cable)	Orange
▪ Northern Illinois Gas (NICOR)	Yellow
▪ Sewer Utilities	Green
▪ Telephone Utilities	Orange
▪ Water Utilities	Blue

Dig Number:_____ Date Notified:_____

WATER CONSERVATION

The City's water conservation ordinance has been recently revised. The ordinance places time limits on the use of outdoor sprinkling systems, but does not regulate hand-held, "soaker hose", or drip-type irrigation devices. The ordinance is intended to accomplish two goals:

⇒ Promote the responsible use of the underground aquifers that supply all of our water needs.
⇒ Moderate our peak use periods over a longer period of time to make the best use of our existing infrastructure.

The sprinkling time limits established in the ordinance are as follows:

⇒ Addresses that are **EVEN** numbered may sprinkle on the **EVEN** numbered days of the month, from 5 a.m. to 9 a.m.; and from 6 p.m. to 10 p.m...

⇒ Addresses that are **ODD** numbered may sprinkle on **ODD** numbered days of the month from 5 a.m. to 9.am. and from 6 p.m. to 10 p.m..

We ask that all residents help us achieve our goals, if you have any questions; please contact Public Works at 630.377.4405.

COVENANT RUNNING WITH THE LAND – RECORD

THE DECLARATION OF COVENANTS made this _____ day of _____, 20____, by _____ (individually or collectively, the "Declarant(s)");

WITNESSETH THAT

WHEREAS, the Declarant(s) is/are the owner(s) in fee simple of certain real estate (the "Property") in St. Charles, Illinois, legally described as follows:

_____

_____

Parcel Number: _____

Commonly known as: _____

WHEREAS, the City of St. Charles ("City") regulates the public rights-of-way within its boundaries; and

WHEREAS, the Declarant(s) wish to install a:

(Please check appropriate improvement being installed)

- ☐ **Private Service Walk**
- ☐ **Underground Sprinkling System**
- ☐ **Non- Standard Pavement**
- ☐ **Non-Standard Mailbox**

in a public right-of-way; and

WHEREAS, the City is willing to allow such installation pursuant to the terms and conditions set forth in this Declaration.

NOW, THEREFORE, THE DECLARANT(S) DECLARE AS FOLLOWS:

1. The Declarant(s), their assigns and successors in title hereby shall install the afore-identified improvement in full compliance with the laws, ordinances, resolutions, rules and regulations of the City of St. Charles, Kane County, the State of Illinois or any other governmental unit or agency having jurisdiction, applicable thereto as amended from time to time. The afore-identified improvement shall be constructed and installed by the Declarant(s) at

their expense and in strict accordance with plans and specifications that must be submitted and approved by the Development Engineering Department prior to the commencement of any construction and/or installation.

2. Upon construction and installation or removal of the afore-identified improvement, the Declarant(s) shall restore the surrounding area to its original condition immediately prior to construction and installation or removal. In the event the Declarant(s) do not restore the surrounding area, the City may restore the surrounding area and charge the costs thereof to the Declarant(s). Any such expense incurred by the City in connection with this paragraph shall create a lien against the Property.

3. The Declarant(s) and their assigns and successors in title hereby agree to and do hereby release the City, its officers, agents and employees from any obligation as a result of damages to the afore-identified improvement which may occur in the course of the installation, removal, maintenance or repair of any utility within said right-of-way, or as the result of street construction/repair, snow removal, or street cleaning by the City.

4. The Declarant(s), their assigns and successors in title hereby agree to indemnify and hold the City of St. Charles and the public utilities which are from time to time authorized to use said easements and public rights-of-way, and both groups' officers, agents and employees, harmless from any damages, injuries, and costs including damages to the utility equipment or public right-of-way, occasioned by the installation, maintenance, location, repair of the afore-identified improvement, said costs to include attorney fees and costs of litigation.

5. The Declarant(s), their assigns and successors in title hereby agree to indemnify and hold the City, its officers, officials, employees and agents harmless from any and all claims and causes of action (including, but not limited to, those brought, asserted or alleged by third parties), and liabilities or expenses, including judgments, costs and damages, and including any and all attorney's fees and costs incurred by the City, alleged to have occurred from the installation, construction, repair, maintenance, continued existence, or removal of the afore-identified improvement.

6. The afore-identified improvement shall at all times remain the property of the Declarant(s) and the City shall not be responsible for the continued maintenance or repair of the afore-identified improvement; provided, however, should the Declarant(s) fail to properly maintain or repair the afore-identified improvement, the City may at its option, perform the required maintenance or repairs and charge the Declarant(s) the costs and expenses incurred therein. Any such expense incurred by the City in connection with this paragraph shall create a lien against the Property.

7. This Declaration shall not give rise to any right of ownership in the City right-of-way to the Declarant(s); said right-of-way shall continue to be a public property held by the City in trust for the general public.

8. The afore-identified improvement shall be constructed, installed, maintained and used so as to not interfere with either the public use of the City right-of-way or the rights of abutting and adjoining land owners.

9. Should the City determine, in its sole discretion, that the afore-identified improvement should be removed, the Declarant(s), at their expense, shall remove the afore-identified improvement. If the Declarant(s) fail to do so within twenty one (21) days from notice of the City's determination the City may at its option, remove the afore-identified improvement and charge the Declarant(s) the costs and expenses incurred therein. Any such expense incurred by the City in connection with this paragraph shall create a lien against the Property.

10. Declarant(s) understand and agree that the City, public utilities and/or cable television companies, and their successors and assigns, may also have certain rights in, over, under, upon or across the City right-of-way and that this Declaration does not affect or diminish the rights of those parties and that the construction, installation, repair, maintenance and/or use of the afore-identified improvement will not affect or diminish such rights.
11. Prior to installing the afore-identified improvement, the Declarant(s) shall deliver to the City a recorded copy of this Declaration.
12. This Declaration shall be binding upon and inure to the benefit of the respective heirs, successors and assigns of the parties hereto.
13. The provisions of this Declaration shall be enforceable by the City and any costs related to such enforcement, including attorney fees and court costs, shall be paid by the Declarant(s).
14. This Declaration shall not be terminated or modified without the written consent of the City.

IN WITNESS WHEREOF, the undersigned have executed this Declaration at_____, Illinois

_____	_____
Print Full Name	Print Full Name
_____	_____
Property Owner's Signature	Property Owner's Signature

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, _____, a Notary Public in and for said County, in the State of Illinois, do hereby certify that_____, personally known to me to be the same person(s) whose name(s) is/are subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this _____ day of_____, 20_____.

_____
NOTARY PUBLIC

THIS DOCUMENT IS TO BE RETURNED TO:

City of St. Charles
Attn: Building & Code Enforcement
Two East Main Street
St. Charles, IL 60174
Phone: 630/377-4406

CITY OF ST CHARLES
Application for Building Permit

Department: Building & Code Enforcement Division **Phone: (630) 377-4406 Fa 43-4638**

Application Date: _____ **Parcel No.** _____ **Permit No.** _____

PLEASE PRINT ALL INFORMATION

I, _____**, do hereby apply for a permit for the following described work**

located at _____ **Estimated Cost:**_____

Description of proposed work: _____

Check List for Submittal of Application:

- ❒ Is your property located in the Historic Preservation District? Yes/No If yes, your application will need to be approved by the Historic Preservation Committee.
- ❒ Building Permit Application – Completely Filled Out.
- ❒ If the sprinkler heads are located in the Right-Of-Way the **Covenant Running With the Land** document needs to be completed and recorded with the Kane County Recorders Office. You have the option to have the City process the recording of this document; however, there is a $32.00 fee to be paid with the submittal of the application, payable to the City of St. Charles.
- ❒ Submittal fee of $115.00 – payment is to be by cash or check payable to the City of St. Charles.

Owner of the Property:

Name:_____

Address:_____

City/State/Zip Code:_____

Telephone NO._____

Applicant:

Name:_____

Address:_____

City/State/Zip Code:_____

Telephone NO._____

General Contractor:

Name:_____

Address:_____

City/State/Zip Code:_____

Telephone NO._____

Illinois License No._____

Contractor: _____

Name:_____

Address:_____

City/State/Zip Code:_____

Telephone NO._____

Illinois License No._____

I, the undersigned, certify that if a permit is issued to me, I will comply with all provisions of the building, plumbing, electric and other applicable ordinances of the City of St. Charles and shall perform all work, or cause all work to be performed according to the provisions of said ordinances. I, or my agent, shall personally supervise the work and shall do, or cause to have done, said work according to plans, specifications and other written information supplied as a part of this application. I am familiar with the applicable ordinances and the provision thereof and in signing this application do willingly become responsible for all work accomplished under the permit by all contractors, tradesmen and workmen, and shall call for inspections as required at a minimum of 24-hours before they become due.

PRINT NAME: _____ **SIGNATURE:** _____

REPORT OF THE BUILDING OFFICIAL

Accepted: _____ **Rejected:** _____ **Date:** _____

Signed:_____

For Office Use

Received _____

Fee Paid $_____

Check #_____