

## City of Rockford, Illinois

Community & Economic Development Department  
Construction and Development Services  
425 East State Street, Rockford, IL 61104  
Phone: (815) 987-5550 Fax: (815) 967-4243 TDD (815) 987-5718  
Web: [www.rockfordil.gov](http://www.rockfordil.gov)



## **RESIDENTIAL BUILDING PERMIT INSTRUCTIONS**

Please review the following before applying for a residential building permit:

1. The One- and Two-Family Dwellings and Their Accessory Structures application is limited to use for detached one-family dwellings, or detached two-family dwellings (2 units together in a duplex building).
2. Structures to be constructed, altered, moved or enlarged which use this application shall meet the provisions of the currently adopted Residential Code for One and Two-Family Dwellings and the Illinois Plumbing Code.
3. Structures shall not be more than three stories in height.
4. If the application is for two-family dwellings of other than wood frame construction or more than two stories plus a basement in height, then State law requires construction documents prepared by an Illinois Licensed Design Professional (Architect or Structural and Professional Engineer) to be submitted with this application. All structures containing 3 or more dwellings are required to be submitted using the commercial/industrial/multi-family permit application.
5. In order to expedite the review of new, One and Two-Family permit applications; the applicant will be required to provide a copy of the recorded plat of subdivision with the application. In addition, the applicant will be required to provide a site plan drawn to scale, indicating location of existing and proposed structures, decks, patios, stoops and porches, lot lines, required front, side and rear yard setbacks, existing easements and the location and dimensions of the proposed driveway and public walks. The site plan must also indicate the minimum height of the lowest opening in the foundation above the curb. This minimum shall be at least 1 foot. If the lowest opening is less than 1 foot above the curb or is below the curb, then the site plan must demonstrate that the yard can be graded to drain away from the opening and that such grading will not be detrimental to the neighboring property.
6. For new homes and additions, the Energy Code Checklist for Residential Construction must be completed. Any other documentation required by the form must be submitted as well. The 2012 International Energy Conservation Code (IECC) Took Effect in Illinois on January 1, 2013 including amendments. Visit our website for more information @ [www.rockfordil.gov](http://www.rockfordil.gov). You may also visit the State's website @ [www.ildceo.net/energycode](http://www.ildceo.net/energycode)

Questions regarding the building permit may be directed to the Construction & development Services at (815)987-5550.

Questions regarding zoning, proper location on the lot or use of the property may be directed to Planning and Zoning at (815)987-5585.

Questions regarding the drainage, driveway and water service requirements may be directed to the Public Works Department at (815)987-5570.

If your construction project does not meet the guidelines for the **One- and Two-Family Dwellings and Their Accessory Structures Permit**, you may need to use the **Commercial/Industrial/Multifamily Permit Application** and complete the process for applying for a commercial building permit. Building Staff can help with determining which form you need to use.

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**RESIDENTIAL BUILDING PERMIT APPLICATION**  
**One and Two Family Dwellings and their Accessory Structures**

Applicant to complete sections I-VII (pages 1-2)

App. #:

<b>I. Project &amp; Owner Information</b>				
Project Address			P.I.N.	
Subdivision	Block		Lot	
Owner's Name	Phone		Email	
Owner's Address	City		State	Zip
<b>II. Construction Information</b>				
<b>A. Occupancy</b>	<b>B. Type of Construction</b>	<b>C. Type of improvement (check all that apply)</b>		
<input type="checkbox"/> One Family (R-3)	<input type="checkbox"/> Wood Frame (V-B)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Repair
<input type="checkbox"/> Two Family (R-3)	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Foundation Only	<input type="checkbox"/> Remodel/Alteration	<input type="checkbox"/> Interior Demo.
<input type="checkbox"/> Change of Use (describe below)				
Describe full scope of work				
<b>D. Building Height &amp; Floor Areas</b>				
<b>Floor Areas (as applicable) Square Foot (sf)</b>	<b>Existing</b>	<b>Remodel/Alteration</b>	<b>New / Addition</b>	<b>TOTAL per floor</b>
<input type="checkbox"/> Finished Basement <input type="checkbox"/> Unfinished Basement				
First Floor				
Second Floor				
Third Floor				
<b>TOTAL LIVING AREA</b>				
<b>Garage:</b> <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Carport				
<b>Detached Accessory Structure</b> <input type="checkbox"/> Shed > 120 sf <input type="checkbox"/> Pool				
<b>Deck:</b> <input type="checkbox"/> Attached <input type="checkbox"/> Detached				
<b>E. Building Height &amp; Attributes</b>				
Grade at Entrance to	Attributes Per Dwelling	Bedrooms:	Bathrooms: Full:	Partial:
Top of Highest Roof: _____ feet				
<b>III. Construction Valuation</b>				
Total Cost of Project (ALL TRADES) (Labor, Materials, Overhead & Profit): \$	Expected Start Date:	Expected Completion Date:		
<b>IV. Designated Responsible Party for Payment of Permit Fee</b>				
Role in Project (i.e. general contractor, owner, etc.)				
Name		Company		
Address		City	State	Zip
Phone	Fax	Email		

**V. Contractors / Design Professional (if applicable)**

<b>A. General Contractor</b>			
Contact Person	Company		
Address	City	State	Zip
Phone/Fax	Email		
<b>B. Electrical Contractor (City Registration and Separate Permit Required)</b>			
	Phone	Reg. #	
<b>C. Mechanical Contractor (City License and Separate Permit Required)</b>			
	Phone	Lic. #	
<b>D. Plumbing Contractor (State License and Separate Permit Required)</b>			
	Phone	Lic. #	
<b>E. Roofing Contractor (State License Required)</b>			
	Phone	Lic. #	

**VI. Contractors / Design Professional (if applicable)**

<b>F. Architect/Engineer (if applicable)</b>	
Name	Company
Phone/Fax	Email

**VII. Applicant's Certificate**

As Owner or the Owner's authorized agent of the property for which this application is being filed, I hereby certify:

1. The description of use and information contained on this application is correct and;
2. The structure will not be occupied or used until a Certificate of Occupancy is issued by the Building Department and;
3. The project will comply with all conditions of approval requirements of applicable City Ordinances and pay all fees required by such ordinances and;
4. No error or omission in either documents or application, whether said documents or application have been approved by the Code Official or not, shall permit or relieve the applicant from constructing the work in any manner other than provided for in the Ordinances of this City relating thereto.
5. The City of Rockford has notified me of Part 61 of Title 40 of the Code of Federal Regulations (NESHAP) and I agree as a condition of this permit to file any required NESHAP notification form with the Illinois Environmental Agency, as required by Section 61.145 (b). (Asbestos Regulations)
6. If other than the owner, I am certifying that the proposed work has been authorized by the owner of record and that I have been authorized by the owner to complete this application on his/her behalf. I will be acting on behalf of the owner as his/her agent.

**Applicant if other than the Owner:**  
 Contractor     Architect/Engineer     Contract Buyer     Other \_\_\_\_\_

**Provide legal address, phone and signature of applicant to affirm the above statements**

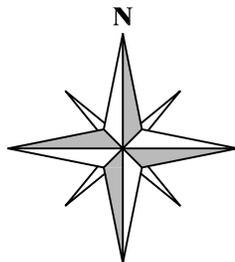
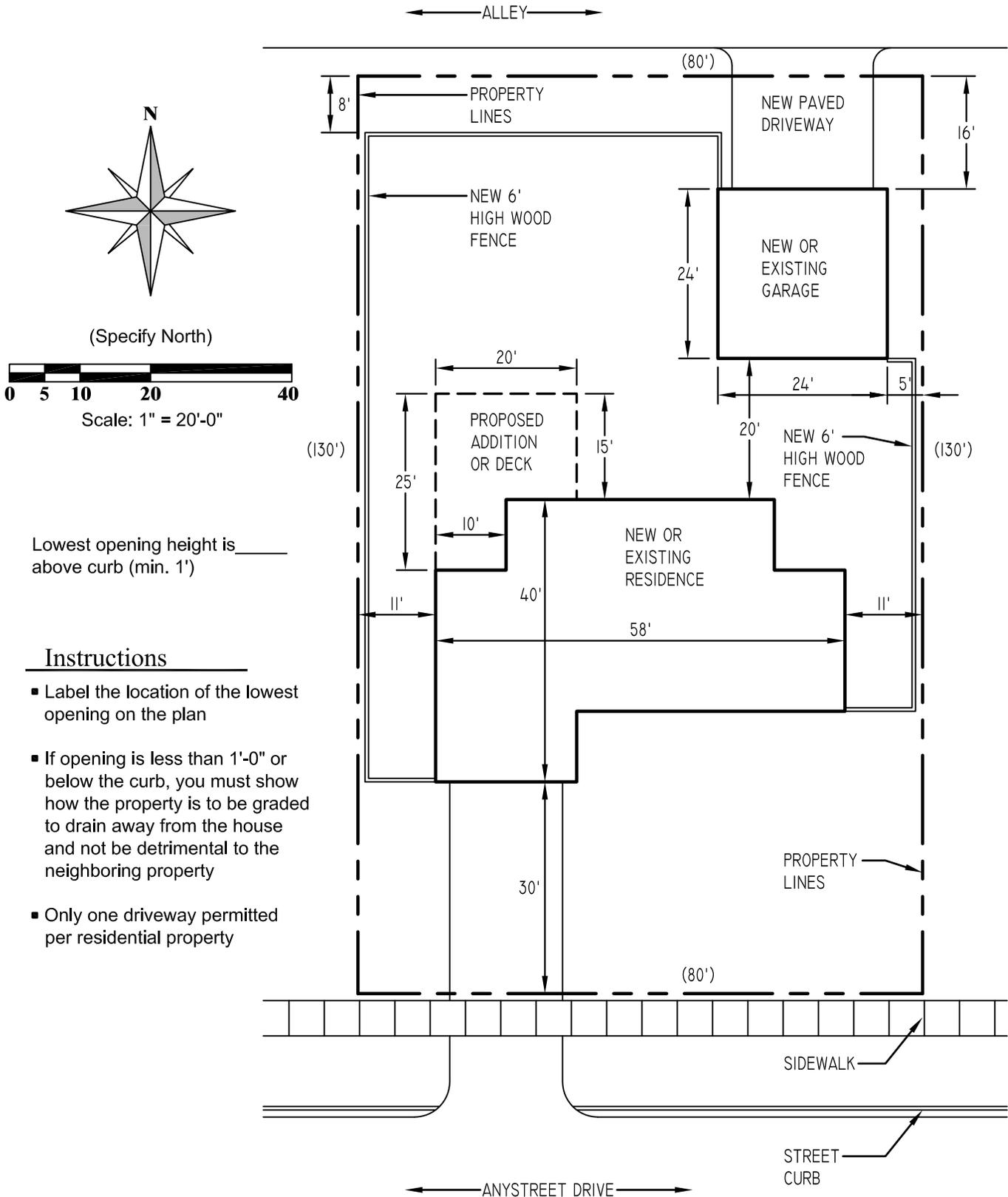
Name	Title		
Company	Phone		
Street Address	City	State	Zip
<b>Signature</b> X	By entering my name below, I acknowledge and represent that I have reviewed and understand the Applicant's Certificate and that all of the information provided is true and accurate.		Date

**City of Rockford, Illinois**

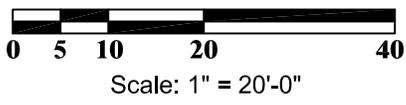
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# Example Site Plan



(Specify North)



Lowest opening height is \_\_\_\_\_ above curb (min. 1')

### Instructions

- Label the location of the lowest opening on the plan
- If opening is less than 1'-0" or below the curb, you must show how the property is to be graded to drain away from the house and not be detrimental to the neighboring property
- Only one driveway permitted per residential property

← ANYSTREET DRIVE →

SIDEWALK  
STREET CURB

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**1 & 2 FAMILY**  
**DRIVEWAY / CURBCUT / SIDEWALK**  
**PERMIT APPLICATION**

Applicant to Complete Sections I - III Below Application #:

***I. Project Details***

▶ (Check all that apply)  DRIVEWAY  CURBCUT  SIDEWALK

Project Address	Subdivision	Lot #
Describe full scope of work _____		
Driveway is: <input type="checkbox"/> New <input type="checkbox"/> Existing	Is Sidewalk Being Installed? <input type="checkbox"/> Yes <input type="checkbox"/> Existing	Length of Curb Being Cut Ft.      In.
		Impervious Surface Ratio * % <small>(See below for definition)</small>
Width of Existing Driveway (Measured at Right-of-Way)      Ft.      In.	Total Width of New Driveway (Measured at Right-of-Way)      Ft.      In.	

\* **Impervious Surface Ratio:** The area of ground covered by any part of a building, vehicular use area, or any other improvement which prevents or severely restricts natural infiltration of moisture. All asphalt, concrete and brick surfaces and areas devoted to outdoor storage shall be included. Decks that allow rainwater to filter into the ground will not be considered an impervious surface. (Up to 40% typically allowed).

***II. Property Owner Information***

Owner's Name	Phone	Fax	
Owner's Address	City	State	Zip

***III. Contractor Information***

Contractor's Name	Phone	Fax	
Contractor's Address	City	State	Zip

■ Please note: All curbs must be saw cut. Absolutely no broken curbs are allowed! If upon inspection the curb is found to have been broken, removal of approach, proper curb cut and reinstallation of approach will be made by the contractor or property owner at no cost to the City. All sidewalks to be 5 feet wide min. or match existing. Sidewalks must continue through driveways and have a slope of 1/4 inch per foot, with expansion joints. If the driveway is built without a concrete sidewalk the contractor or property owner will be required to remove the drive and rebuild to City specifications. Concrete used for sidewalks must be Class SI and for driveway aprons must be Class PV. Only one access allowed per lot.

■ The applicant hereby agrees to perform work in accordance with the provisions as set forth in Chapter 26 as revised, of the City of Rockford, Code of Ordinances. Traffic control will be in accordance with Chap F of the Illinois Highway Standards Manual. No cones are allowed.

Applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Contractor (Check One)	<b>PROOF OF INSURANCE AND BOND                  WITH CITY REQUIRED FOR                  CONTRACTOR WHEN WORKING IN                  THE RIGHT-OF-WAY</b>
Applicant's Signature <b>X</b>	Date

***IV. Staff Comments (to be completed by Staff)***

Special Conditions _____	FEE: \$30.00 (acct. 1010 61407)
_____	Invoice #: _____
APPROVED BY: _____	DATE: _____
<b>CALL PUBLIC WORKS @ 815-967-6744 FOR A FINAL INSPECTION</b>	

▼ SEE REVERSE SIDE FOR 'QUICK REFERENCE' ▼





**CITY OF ROCKFORD - ENGINEERING SERVICES - PUBLIC WORKS**  
**5TH FLOOR, CITY HALL, 425 E STATE ST., ROCKFORD, IL 61104**  
**815-967-6739**

VALID UNTIL: DECEMBER 31, 20\_\_\_\_

**WATER SERVICE QUOTE**

Service Address: \_\_\_\_\_ Property ID #: \_\_\_\_\_

City \_\_\_\_\_ County \_\_\_\_\_ Residential \_\_\_\_\_ # of Units \_\_\_\_\_ Commercial \_\_\_\_\_ # of Units \_\_\_\_\_

Buying \_\_\_\_\_ Renting \_\_\_\_\_

Owner / Applicant Name: \_\_\_\_\_ Date of Estimate: \_\_\_\_\_

Billing Address: \_\_\_\_\_  
street city / state / zip

Applicant Phone # \_\_\_\_\_ Email or Fax: \_\_\_\_\_ Tax ID #: \_\_\_\_\_

Plumber's Name: \_\_\_\_\_ Phone # \_\_\_\_\_ Fax #: \_\_\_\_\_

Owner / Applicant: \_\_\_\_\_  
Signature Date

**CONNECTION COSTS AND SERVICES (to be completed by the Public Works Department)**

ROW Ft. = _____	_____	Main Connection Fee	(75001000-61459)
1/2 ROW Ft. = _____ x _____	_____	Service Fee _____ Size	(75001060-25303)
Per Ft. Cost = _____	_____	Meter Fee _____ Size	(75001060-25302)
SUB TOTAL = _____ + _____	_____	Domestic Application Fee	(75001000-61463)
Base Cost = _____	_____	Fire Service _____ Size	(75001060-25303)
Service Total = _____	_____	Fire Application Fee	(75001000-61463)
GREEN CARD <input type="checkbox"/>	_____	<b>SUB TOTAL</b>	
BLUE CARD <input type="checkbox"/>	_____	5% Utility Tax	(10101000-60240)
RED CARD <input type="checkbox"/>	_____	<b>* GRAND TOTAL</b>	<input type="checkbox"/>

Munis Account #: \_\_\_\_\_ Hansen Permit #: \_\_\_\_\_

Customer #: \_\_\_\_\_

**PUBLIC WORKS DEPARTMENT APPROVALS**

Driveway permit required? Yes No If yes, has the permit been approved? Yes No  
 Driveway permit fee of \$30.00 paid seperately or paid with building permit (10101000-61407)?

**ZONING DEPARTMENT APPROVALS**

I certify that this property has been annexed or is in the process of annexation and is eligible to have City of Rockford water service.

Zoning Official Signature \_\_\_\_\_ Date \_\_\_\_\_

I certify that this property is outside the City limits, but due to a pre-annexation agreement, is eligible to have City of Rockford water service at double the regular rate per cubic foot charged to City residents.

Zoning Official Signature \_\_\_\_\_ Date \_\_\_\_\_

**REVENUE DEPARTMENT**

New Meter Installation Work Order # \_\_\_\_\_ Date Scheduled \_\_\_\_\_

Amount Paid: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Date: \_\_\_\_\_

<b>AMOUNT TO BE PAID WITH BUILDING PERMIT \$</b> _____
--

\* The Grand Total is an estimate based on City records and GIS information, which may not be field verified. The applicant is responsible for any additional work required.

# Energy Code Checklist for Residential Construction

(This form is required for New Residential Buildings, Additions, Alterations, Repairs and other Permits as Applicable)

Effective Jan. 1, 2013, the State of Illinois requires that all construction follow the Energy Efficient Building Act. This law requires the 2012 International Energy Conservation Code (IECC) be the energy code for all construction in Illinois. Code sections listed from the 2012 IECC-Residential Provisions.

Project Address:		Permit #
Applicant Name:		Checked By
Signature:		Date
Phone #:	Email:	Method
Project Type: (Check One)		
<input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Renovation		

## Required Documentation with Permit Submittal:

- Energy Compliance Documentation** – Choose ONE method. All methods must meet mandatory requirements.
  - Prescriptive Method** – Must comply with R402.1, R402.2, R402.3, R403.2.1, & R403.4.2 & mandatory requirements (below) - USE THIS FORM (# 1,2,3,4,5,6)
  - Trade Off Method** (R402.1 through R402.3, R403.2.1 & R403.4.2 & mandatory requirements) - USE THIS FORM (# 1,2,3,4,6) and attach documentation to show compliance (i.e. REScheck). REScheck must include compliance form, inspection checklist and certificate. [www.energycodes.gov/REScheck](http://www.energycodes.gov/REScheck) (it's free & easy!).
  - Performance Method** (R405 & mandatory requirements) - USE THIS FORM (#1,2,3,4) and attach documentation to show compliance. Documentation must include standard reference design and proposed design.
- Mandatory Requirements** – All projects must meet the mandatory requirements of the IECC (R401.3, R402.4, R402.5, R403.1, R403.2.2, R403.2.3, R403.3, R403.4.1, R403.5 thru R403.9, &R404).

Mandatory Requirements	Compliance
a) <b>Certificate (R401.3)</b> Permanent certificate posted on/near elec. panel with energy values	<input type="checkbox"/> Will Comply (Provided by City)
b) <b>Building Thermal Envelope (R402.4.1.1)</b> Seal building envelope from air infiltration	<input type="checkbox"/> Will Comply
c) <b>Air Sealing and Insulation Testing/Insp. (R402.4.1.2)</b> Verify sealing and insulation-choose one method. <b>Blower Door Test Required for NEW BUILDINGS ONLY</b>	<input type="checkbox"/> Blower Door (provide report) <input type="checkbox"/> Visual Inspection
d) <b>Fireplaces (R402.4.2)</b> Wood-burning have tight flue damper and outdoor combustion air	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A
e) <b>Fenestration Air Leakage (R402.4.3)</b> Windows, sliding glass doors, skylights	<input type="checkbox"/> ≤ 0.3 cfm/sf (Check Label) <input type="checkbox"/> N/A
f) <b>Fenestration Air Leakage (R402.4.3)</b> Exterior swinging doors	<input type="checkbox"/> ≤ 0.5 cfm/sf (Check Label) <input type="checkbox"/> N/A
g) <b>Recessed Lighting (R402.4.4)</b> IC-rated and air tight when in thermal envelope	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A
h) <b>Heating/Cooling System Controls (R403.1.1)</b> Programmable thermostat for furnace	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A
i) <b>Duct Sealing (R403.2.2)</b> All ducts sealed with approved material(s)	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A
j) <b>Building Cavities (R403.2.3)</b> Building framing cavities shall not be used as ducts both S&R	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A
k) <b>Mechanical System Piping Insulation (R403.3)</b> R-3 minimum for > 105°F or <55°F	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A
l) <b>Circulating Hot Water System (R403.4)</b> Piping insulated R-2 min. and on/off switch	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A
m) <b>Mechanical Ventilation (R403.5)</b> See State of Illinois Amendments for requirements	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A
n) <b>Equipment Sizing (R403.6)</b> Heating/Cooling equipment sized per ACCA Manuals S & J	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A
o) <b>Hot Water Pipe Insulation (R403.4.2)</b> R-3 Insulation on: piping > 3/4", kitchen hot water piping, buried/under slab piping, piping over length: 3/8">30', 1/2">20', 3/4">10'	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A
p) <b>Lighting Equipment (R404.1)</b> Min. 75% of lamps in permanent light fixtures=high efficacy	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A

3. **Building Wall Section** – Required for all new buildings and additions. Additional documents may be required by the Building Official. Minimum (1) section required. *For interior alterations include documents to illustrate code compliance as necessary.* Use City of Rockford BUILDING WALL SECTION sheet to help with this requirement.
4. **Floor Plan** – Required for all new buildings and additions. Floor plan must indicate thermal envelope, conditioned/unconditioned spaces and heating system location.
5. **Prescriptive Requirements** – **COMPLETE THIS TABLE**, if Prescriptive Method is chosen. Letters correspond to #3 above in regards to the City of Rockford BUILDING WALL SECTION sheet.

Building Components	Prescriptive Standard	Proposed/ Actual Value	Remarks
<b>Insulation (R402.2) Prescriptive Standard is Minimum R-Value</b>			
<b>A.</b> Ceilings with Attic Spaces (R402.2.1)	<b>R-49 / R-38</b>		<i>R-49 for standard truss, can be reduced to R-38 with Raised Heel/Energy Truss</i>
<b>B.</b> Ceilings without Attic Spaces (R402.2.2)	<b>R-30</b>		<i>Limited to 500 s.f. OR 20% of the total insulated ceiling area, whichever is less</i>
<b>C.</b> Wood Frame Wall (Table R402.1.1)	<b>R-20 or R-13+5</b>		<b>R-20 for interior cavity or R-13 for interior cavity plus R-5 insulated sheathing</b>
<b>D.</b> Floors Over Unconditioned Space (R402.2.7)	<b>R-30</b>		<i>Floor insulation shall maintain permanent contact with subfloor decking</i>
<b>E.</b> Basement Walls (R402.2.8)	<b>R-15 or R-19</b>		<b>R-15 continuous insulation on the interior or exterior or R-19 for interior wall cavity</b>
<b>F.</b> Slab-on-Grade Floors (R402.2.9)	<b>R-10</b>		<i>Insulation depth shall be the depth of the footing or 2 feet whichever is less</i>
<b>G.</b> Crawl Space Walls (R402.2.10)	<b>R-15 or R-19</b>		<b>R-15 continuous insulation on the interior or exterior or R-19 for interior wall cavity</b>
<b>Fenestrations (R402.3) Prescriptive Standard is Maximum U-Factor</b>			
<b>H.</b> Windows, Sliding Glass Doors, and Swinging Doors with > 50% glazing	<b>U-0.32</b>		<i>An area weighted average may be used to satisfy the U-factor requirements but must include all windows, skylights, glass doors and opaque doors. Provide documentation if this is used.</i>
<b>J.</b> Skylights	<b>U-0.55</b>		

*(The above table is based on wood frame construction and common building practices, if not addressed in the table above, please attach separate documentation to illustrate code compliance. See code book for sunrooms. Values are based on Climate Zone 5A in the 2012 IECC).*

#### 6. Other Prescriptive Requirements:

Other Prescriptive Requirements if applicable	Compliance
<b>Duct Insulation (R403.2.1)</b> Supply ducts in attic $\geq$ R-8, all other ducts outside thermal envelope $\geq$ R-6	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A
<b>Duct Tightness Test (R403.2.2)</b> Required if furnace or any duct is outside of the thermal envelope	<input type="checkbox"/> Test 1 <input type="checkbox"/> Test 2 <input type="checkbox"/> N/A
<b>Eave Baffle (R402.2.3)</b> Vented attics with blown-in or fiberglass insulation shall have a baffle	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A
<b>Attic Hatches (R402.2.4)</b> Access doors to attic must be weatherstripped and insulated	<input type="checkbox"/> Will Comply <input type="checkbox"/> N/A

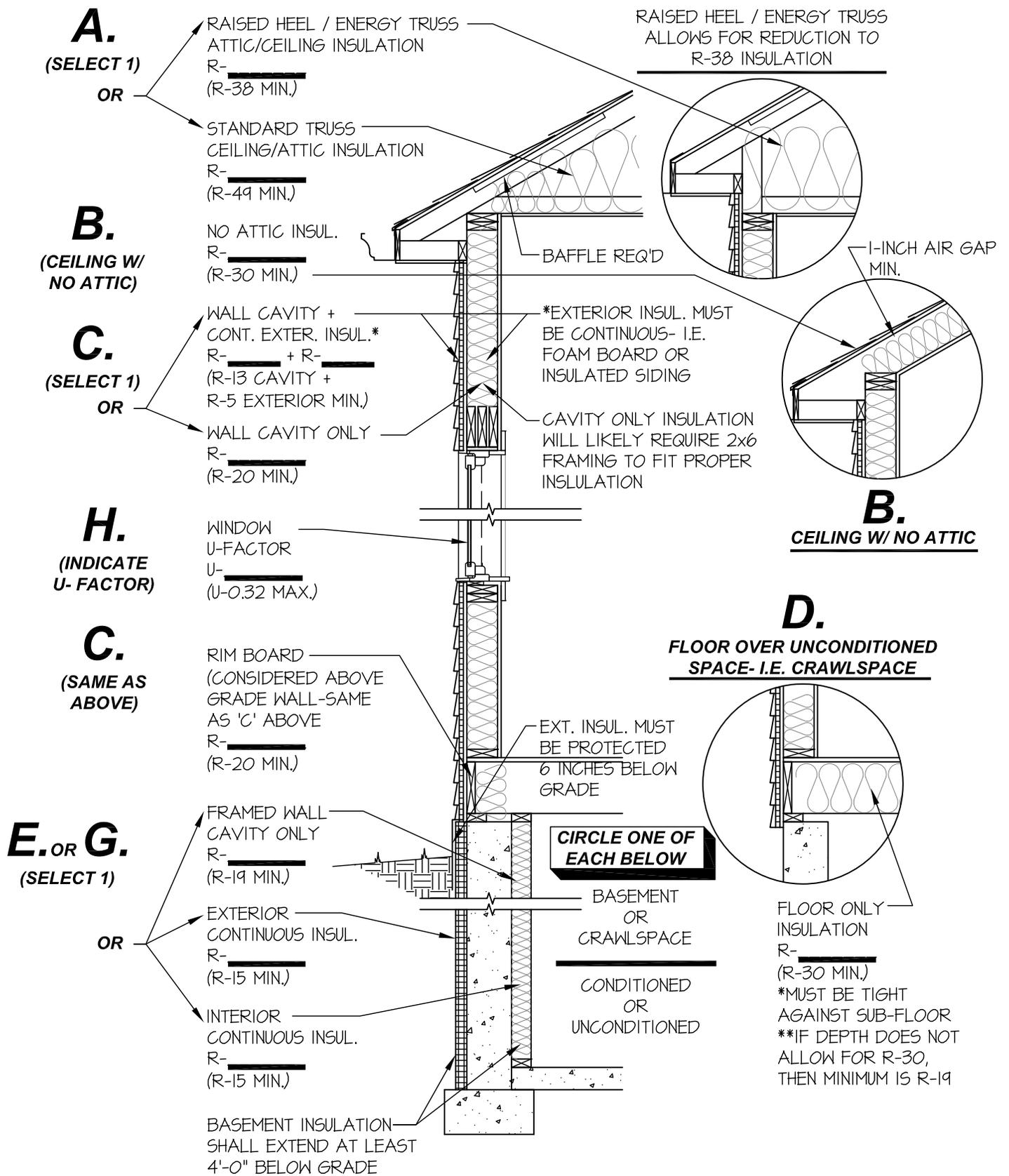
#### Notes:

- i. For further clarification of the above items, please refer to the 2012 International Energy Conservation Code (IECC).
- ii. The City of Rockford has other useful material related to the energy code, please visit us at [www.rockfordil.gov](http://www.rockfordil.gov)
- iii. Visit the State of Illinois Energy Code page for amendments and other info at [www.ildceo.net/energycode](http://www.ildceo.net/energycode)
- iv. For free, up-to-date energy references, energy training and energy code info, visit [www.energycodes.gov](http://www.energycodes.gov)



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**3. Building Wall Section- Fill in with  
Proposed/Actual Values**  
Typical Construction - Not to Scale  
Climate Zone 5A (Rockford) - 2012 IECC

Date Completed:

Completed by:

## COMMONLY USED EROSION CONTROLS TEMPORARY AND PERMANENT SEEDING

The following chart is intended to provide general information on establishing temporary vegetative cover and permanent lawns.

**Temporary Seeding Chart**  
Early spring to October 15

**Permanent Seeding Chart**  
Early spring to June 1, August 1 to September 15  
Dormant Seeding – November 1 to March 15

Species	Rate/1000 sq ft.	Species	Rate/1000 sq. ft.
Cereal (annual ryegrass)	2 lbs (90 lbs/acre)	Kentucky Blue Grass Blend Min. 3 varieties	2-3 lbs
Oats	2 lbs. (90 lbs./acre)	Kentucky Blue Grass Perennial Ryegrass mix 2:1	3-4 lbs
Wheat	2 lbs. (90 lbs/acre)	Kentucky Bluegrass Fine Fescue mix 2.5:1 Shade	3-5 lbs
Perennial Ryegrass	0.6 lbs (25 lbs/acre)	Tall Fescue Blend High Traffic Areas or Hot Dry sites	5-6 lbs.

**Mulching** – Used to provide temporary erosion Protection.

Shape and grade as required while removing all rocks, clods and debris. Spread mulch uniformly at a rate of 90 lbs. per 1000 square feet of bare ground. No more than 25% of the ground should be visible.

Anchor mulch immediately using one of the following:

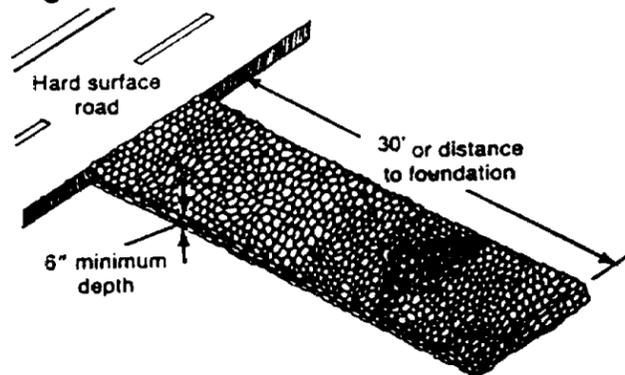
- Staple degradable plastic, polyester or paper netting over mulch with a 4-6 inch overlap at edges installed according to manufacturer's recommendations.
- Crimp or pinch mulch into soil 2-4 inches by using either a mulch anchoring tool or a farm disk operating on the contour of the slope OR by cleating with bulldozer tracks operating up and down the slopes (to prevent tracks from forming gullies).
- Apply synthetic tackifier, binder or soil stabilizer According to manufacturer's recommendations.

Maintain adequate coverage by checking after rain events And reapplying when needed. Continue inspections and maintenance until permanent vegetation is established. Temporary seeding is only effective for one year.

**Stabilized Construction Entrance**

1. Install as soon as possible after grading.
2. Use filter fabric as layer between dirt and aggregate stone.
3. Drive must be at least as wide as the ingress and egress (or 14 ft. minimum) and extend from the foundation to the Street (30 ft. minimum).
4. Replace as needed to maintain 6 inch depth.

**Figure 5—How to Install a Gravel Entrance**



## EROSION CONTROL FOR HOMEBUILDERS

### Controlling Erosion is Easy...AND THE LAW...It's Important Because...

Eroding construction sites are a leading cause of water quality problems in Illinois. For every acre under construction, about a dump truck and a half of soil washes into nearby lakes and streams.

**Problems caused by this sediment include:**

**Increased Flooding** – Sediment build-up lowers the flow capacity of channels causing more frequent flooding in areas that rarely or never flooded before.

**Financial Burden to Taxpayers** – Sediment that finds it way into streets, storm sewers, and ditches result in additional maintenance costs for local, state and federal governments.

**Water Quality Impairment** – Sediment laden runoff transfers nutrients and other pollutants to downstream lakes and rivers degrading aquatic habitats and increasing costs for water treatment.



Erosion control is important even for home sites less than an acre. The materials (straw, silt fence, stakes, gravel, plastic tubes, and grass seed) are easy to find and relatively inexpensive. Putting these materials to use is a straightforward process. Only a few controls are needed on most home sites.

### Simple...but Effective Controls Include....

**Preserving** existing trees and grass where possible;

**Cleanup** sediment carried off-site by vehicles or storms;

**Silt Fence** to trap sediment on the down slope sides of the lot and soil piles;

**Downspout Extenders** to prevent erosion from roof runoff; and

**Soil Piles** located away from any roads, inlets or waterways;

**Reseed or Sod** the site as soon as possible.

**Gravel Drive** used by all vehicles to limit tracking of mud onto streets;

City of Rockford Public Works, 425 E. State St., Rockford, IL 61104  
Phone 815-987-5570 Fax 815-967-7058

## SILT FENCES

Put up before any other work is done. Install on down slope enough to allow water to pond behind the fence. Excavate a 6 inch wide by 6 inch deep trench along the contour of the slope. An additional 6 inches of fabric should extend along the bottom of the trench in the upslope direction. Inspect and repair once a week and after every one-half (1/2) inch rain. Remove sediment if deposits reach one-third the fence height. Maintain until lawn is established and then remove.

## SOIL PILES

Locate away from any down slope street, driveway, inlet, stream, lake, wetland, ditch or drainage way. Place a silt fence around all stockpiles and, if necessary, polymers and/or temporary seeding such as annual rye or winter wheat.

## STABILIZED CONSTRUCTION ENTRANCE

Install a single access "gravel drive" using 2-3 inch aggregate. Lay stone 6 inches deep, at least as wide as the ingress and egress (14 ft. minimum, and extend from the foundation to the street (30 ft. minimum). Use to prevent tracking mud onto the road by all vehicles. Maintain throughout construction.

## SEDIMENT CLEANUP

At the end of each work day, sweep or scrape up soil tracked onto the road. By the end of the next work day after a storm, clean up the soil washed off-site.

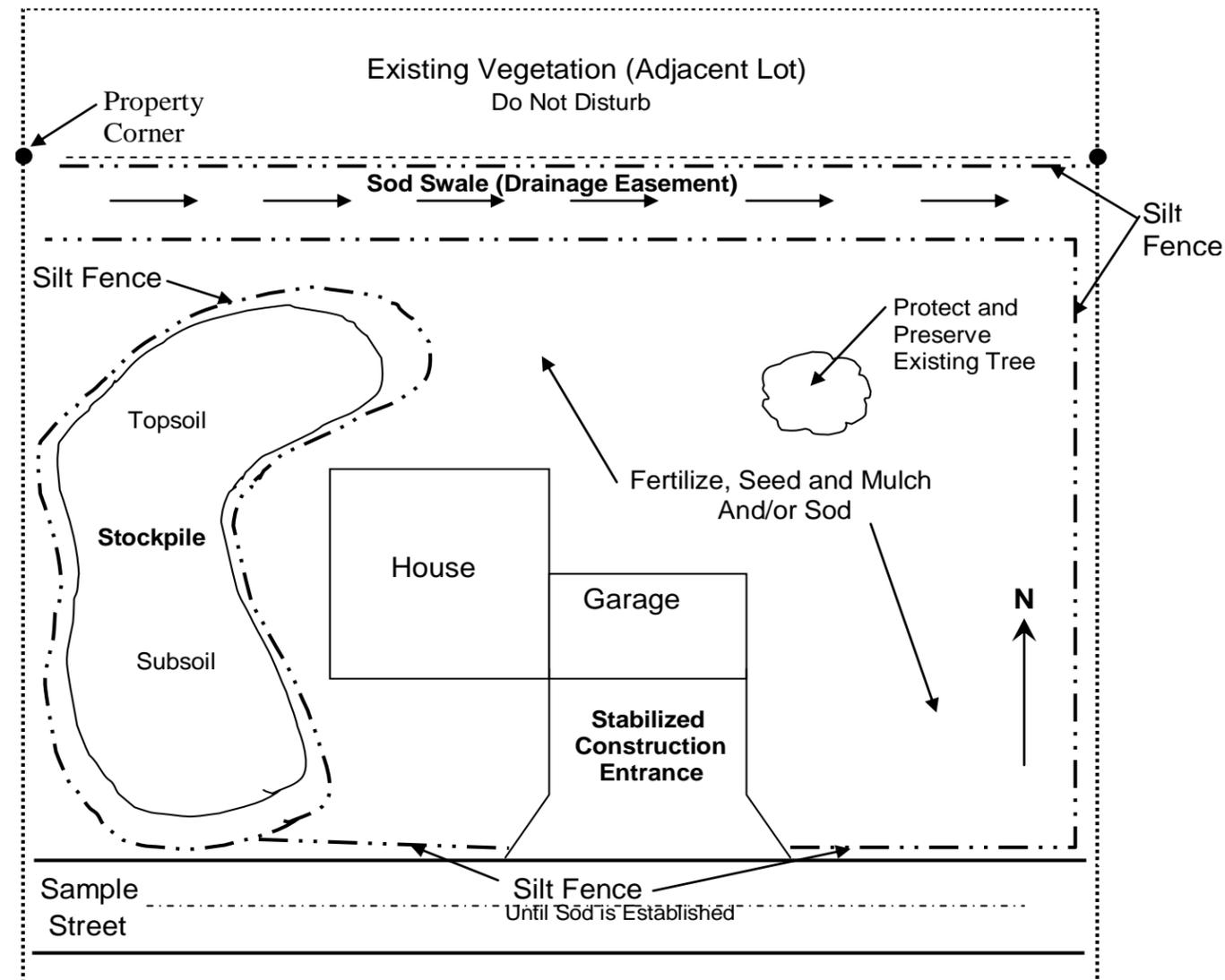
## DOWNSPOUT EXTENDERS

Not required, but highly recommended. Install as soon as gutters and downspouts are complete to prevent erosion from roof runoff. Use plastic drainage pipe to route water to a grassed or area. Maintain until lawn is established.

## STORM SEWER INLET PROTECTION

Protect on-site storm sewer inlets with the appropriate measures. Inspect, repair and remove sediment deposits weekly and after every 1/2 inch storm event.

## **SAMPLE EROSION CONTROL PLAN FOR A HOMESITE**



### **WARNING – Extra measures may be needed if your site:**

- Site is within 300 feet of a stream or wetland
- Site is within 1000 feet of a lake
- Site receives runoff from 10,000 sq. ft or more of adjacent land
- Site has steep slopes (slopes of 12% or more)
- Site has a waterway or ditch.
- Site has more than one acre of disturbed ground.

This fact sheet includes the diagrams and step-by-step instructions for common best management practices that can be used by builders on most home sites. Additional controls may be needed for sites that are on steep slopes, are adjacent to lakes, streams, rivers and wetlands, receive a lot of runoff from adjacent land or are larger than one acre.

If you need help developing an erosion control plan, assistance is available from the City of Rockford.

Please call: 815-987-5570

## PRESERVE EXISTING VEGETATION

Wherever possible, preserve existing trees, shrubs, and other vegetation. To prevent root damage, do not grade, place soil piles, or park vehicles near trees marked for preservation. Place plastic mesh or snow fence barriers around trees to protect the area below their branches.

## SEEDING AND MULCHING

Spread 4-6 inches of topsoil. Fertilize and lime, if needed, according to soil test or apply 25 lbs. per 1000 square feet of 12-12-12 fertilizer. Seed an appropriate mix for the site (see table on the back page). Rake lightly to cover seed with 1/4 inch of soil – roll lightly. Mulch with straw (90 lbs. per 1000 sq. ft.).

Anchor mulch by punching into the soil, watering, or by using netting or other measures on steep slopes. Water gently every day or two to keep soil moist. Less watering is needed once grass is 2 inches tall. Add maintenance fertilizer annually in split applications as needed for seeding.

## SODDING

Spread 4 to 6 inches of topsoil. Fertilize and lime if needed according to soil test (or apply 10 lb. /1000 sq. ft. of 10-10-10- fertilizer). Lightly water the soil. Lay sod. Tamp or roll lightly. On slopes, lay sod starting at the bottom and work toward the top, laying in a brickwork pattern. Peg each piece down in several places. Initial watering should wet soil 4 inches deep below sod (or until water stands 1 inch deep in a straight-sided container). Then water lightly every day or two to keep soil moist but not saturated for 2 weeks. Generally, the best times to sod or seed are early spring (April 1-May 15) or fall (Aug. 1-Sept. 15). Add maintenance fertilizer annually in split application as needed for sod.

If construction is completed after September 15, final seeding should be delayed. Sod may be laid until November 15. Temporary seed (such as rye or winter wheat) may be planted until October 15. Mulch or matting may be applied after October 15, if weather permits. Silt fences must be maintained until final stabilization has occurred.