



WILL COUNTY LAND USE DEPARTMENT
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December 1, 2016

Dear Contractor:

Thank you for registering with the Will County Land Use Department for 2017. You are receiving this letter because you have registered as a carpentry contractor. I would like to take this opportunity to identify some specific code requirements. While not an exhaustive list of all code requirements, the following items have been identified as the prevailing reasons for failed inspections.

- Water-resistive barrier complying with ASTM D 226. The water-resistive barrier shall be applied horizontally with the upper layer lapped over the lower layer at least 2 inches. All seams shall be taped.
- The water resistive barrier shall be installed in accordance with manufacturer installation specifications. Please review the manufacturer installation specifications and install accordingly. If the manufacturer installation specifications prohibit the use of staples, or identify a minimum staple crown size, those requirements will be enforced by the Land Use Department.
- Exterior window and door openings shall be flashed in accordance with the fenestration manufacturer's installation and flashing instructions, or in accordance with the flashing manufacturer's instructions. Most specifications specify a self adhering butyl flashing tape and have specific guidelines for preparing the water resistive barrier at the rough opening.
- Do not attach pan flashing to the water resistive barrier. Pan flashing must be attached to the wood framing below the window.
- Proper rough opening preparation and window flashing installation can be observed utilizing the following link: <https://www.youtube.com/watch?v=aW2C1FN7yok&nohtml5=False>
- A 1/8" gap shall be provided in roof sheathing in accordance with manufacturer specifications.
- When cutting supports for headers framed using conventional lumber, leave the supports 1/8" to 1/4" long to account for shrinkage of the header. Wood shrinks more in the tangential direction.
- Handrails and guardrails are not the same.
 - Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Handrails shall be returned or terminate in newel posts or safety terminals. Handrails adjacent to a wall must have a space of not less than 1 1/2 inch between the wall and handrail. Handrails must be graspable in accordance with Section R311.7.8.3 of the 2012 International Residential Code.
 - Guardrails shall be located along open sided walking surfaces, including stairs, ramps, and landings, that are located more than 30 inches in height. Required guards shall not be less than 36 inches in height above the walking surface. Guards on open sides of stairs shall be not less than 34 inches in height. If a guard also serves as a handrail, the guard shall be not less than 34 inches in height and not more than 38 inches in height. In this situation, the guard must be graspable.
- On decks, lateral load connection shall be accomplished by connecting to the house flooring system with hold down tension devices in 2 locations per deck. Each device shall have a 1,500 lb. capacity. Exceptions include self supporting decks swayed in every direction or four evenly spaced clips connecting the bottom of the joist to the wall plates, foundation, rim joist, window, or door header. Each clip shall have a 750 lb. capacity.
- Pool barrier requirements as set forth in Appendix G of the 2012 International Residential Code are enforced. Please review these requirements prior to constructing stairs and decks for above ground swimming pools. Landings are required and gates cannot compromise minimum landing dimensions.

The Land Use Department looks forward to working with you in 2017. Should you have any additional questions regarding this matter, please do not hesitate to contact me. I can be reached by telephone at 815-774-3367 or by email at mismetana@willcountylanduse.com.

Respectfully,

Michael Smetana, AICP
Chief Building Official and Building Division Director