

Illinois Building Code Compliance Checklist

Cook, Kane & McHenry County — Code Requirements for
Common Residential Projects

Permit requirements, inspection stages, code checkpoints, and compliance documentation for the most common residential projects in Northern Illinois: decks, additions, basements, kitchens, bathrooms, electrical upgrades, and roofing.

70+ Page Professional Guide	\$19.99	Revised & Expanded Edition — 2026
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INSURANCE NOTICE: This guide does not constitute advice on insurance coverage, claims, or policy interpretation. Consult your property, liability, or builder's risk insurer before beginning any significant repair or renovation project.

ILLINOIS-SPECIFIC NOTE: Illinois statutes referenced in this guide include the Illinois Residential Landlord and Tenant Act (765 ILCS 720), Illinois Property Maintenance Code, and various municipal codes. Laws change — verify current statutes at ilga.gov before relying on any legal reference.

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Illinois Building Code

Contractor-built pre-inspection framework for homeowners, landlords, and small property

Electrical • Plumbing • Structural • Egress • Smoke/CO • Deck Attachments • HVAC • Exterior

Includes a pre-inspection walkthrough guide, 200+ checkpoints, common failure patterns,

correction logs, and questions to ask your inspector on inspection day.

Prepared for: Michael - GOAL Investment Inc.

Educational field guide - Verify final requirements with the local AHJ before work begins.

This guide is educational and practical. It is not legal advice, engineering advice, architectural advice, or a substitute for the

adopted code, approved plan set, permit card, manufacturer instructions, or the direction of the authority having jurisdiction

(AHJ). Cook, Kane, and McHenry County rules may apply only in unincorporated areas or may be modified by the city, village,

township, fire district, or special district that has jurisdiction over the address. Always verify the actual property address, adopted

code edition, local amendments, inspection sequence, and permit conditions before starting work.

How to read the checklist

Treat each checkpoint as a pre-inspection prompt. Mark PASS when it is ready, WATCH when it may need clarification, and FIX

when it needs correction before the inspection. When the inspector identifies a correction, write the exact words used, ask what

stage must stop, and document the correction with photos.

1. How to Use This Checklist - planning section

2. County-by-County Compliance Map - planning section

3. Permit Package Readiness - planning section

4. Pre-Inspection Walkthrough System - planning section

- 5. Electrical Inspection Checklist - planning section**
- 6. Plumbing Inspection Checklist - planning section**
- 7. Structural and Framing Checklist - planning section**
- 8. Egress, Smoke, CO, Fire-Safety Checklist - planning section**
- 9. Decks, Porches, Stairs, and Guards - planning section**
- 10. HVAC, Mechanical, Energy, and Venting - planning section**
- 11. Exterior, Drainage, and Site Conditions - planning section**
- 12. Inspector Day Questions and Logs - planning section**
- 13. Reference Appendix - planning section**

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Official Source Anchors Used

The checklist was built from common residential inspection patterns and verified against official county/state resources. It

intentionally avoids pretending that one checklist can replace the adopted local code at a specific address.

Why it matters for this checklist

Cook County Building and Zoning -

Unincorporated Cook County cites violations under adopted building, residential,

energy, mechanical, electrical, plumbing and zoning codes; the county states some

violations must be brought into compliance within 30 days and permit-related
violations require an application within 30 days.

Cook County Building Permits

Cook County states building, plumbing and electrical permit applicants must submit

required application materials, including the child support declaration form where

applicable, and can monitor permit status and review comments online.

Kane County Building Permit Information &

Kane County maintains current permit information packets and trade forms for common residential projects; applicants should use the packet matching the actual

Kane County Code Ch. 6

Kane County amendments reference the 2021 International Building Code; plumbing

design and installation must follow the Illinois Plumbing Code and other applicable

federal, state, and local ordinances.

McHenry County Building Division -

McHenry County states the approved permit carries required inspections, the owner

is responsible for ensuring inspections are performed, and stamped plans/permit card

McHenry County ordinances

McHenry County lists 2021 IRC, 2021 IBC, 2021 IFC, 2021 IMC, 2021 IFGC, 2021

IEBC, 2020 National Electrical Code, Illinois Plumbing Code, Illinois Energy

Conservation Code, and Illinois Accessibility Code resources.

Illinois State Fire Marshal - smoke alarms

Illinois requires smoke alarms in dwellings; as of January 1, 2023, many replacement

smoke alarms in single- and multi-family homes must use 10-year sealed batteries

Illinois State Fire Marshal - carbon

CO alarms are required within 15 feet of rooms used for sleeping in qualifying
dwellings that use fossil fuel or are connected to an enclosed garage.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

1. How to Use This Checklist

The goal is simple: do not request an inspection until the work is ready, visible, documented, safe to access, and aligned with

the permit. Most failed inspections are not because the owner is trying to do something wrong. They fail because the jobsite is

not ready, the approved plan set is missing, the wrong inspection was requested, safety devices are not installed, or a field

change was made without asking the AHJ first.

The three-pass method

Compare permit, plan, scope, product instructions, county packet,
and prior corrections.

You know what the inspector is

Walk the house in the same order the inspector will: outside,
service areas, rough work, safety devices, final finishes.

You find visible defects before the

Take photos, label shutoffs, stage access, and keep plans at the

Corrections become clear, not

Contractor habit: never make the inspector hunt. If the permit card, stamped plan, correction notice, attic access, panel,

shutoff, or crawl entry is hard to find, the inspection starts badly.

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2. County-by-County Compliance Map

Use this section to separate state-level safety rules from county/local rules. Smoke and carbon monoxide requirements are

statewide baseline issues. Permit packets, adopted code editions, re-inspection procedures, trade rules, and local amendments

can vary by county and municipality.

Verify unincorporated Cook

requirements, permit status, field

inspector assignment, and

Use current permit packets/forms

and county code amendments for

Use permit card inspection

sequence, current code

ordinances, and stamped plan

Assuming Chicago rules,

suburban municipal rules, or

county rules apply without

checking address jurisdiction.

Using an old packet or missing

Covering rough work before

required inspection or not having

approved plans on site.

Status search, review comments,

permits, and required county

deck/remodel/addition/trades plus

Permit card, inspection sticker

sheet, stamped plans,
one-business-day scheduling.

Check jurisdiction by property

address and PIN before work

Ask which packet applies to the

Ask which inspections are

required before starting each

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3. Permit Package Readiness

A clean permit package is the first inspection. The plan reviewer wants to understand the work without guessing. The field

inspector wants to see the same work that was approved. Problems happen when the drawings say one thing, the site shows

another, and nobody documented the change.

Permit and Document Control Checklist

Permit card posted and visible from jobsite access point

Approved stamped plan set on site and matches actual

Scope on permit matches work performed; no unapproved

Contractor registrations, licenses, or homeowner affidavits are

Manufacturer installation instructions on site for key listed

Change orders documented before inspection

Prior correction notices printed and marked complete

Inspection request matches the stage of work actually ready

Work is not concealed before required rough inspections

Photos of concealed work saved before covering

County or municipal special conditions reviewed

Permit expiration date checked

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4. Pre-Inspection Walkthrough System

Run this walkthrough before every rough and final inspection. Start outside, verify access, then move to life-safety items before

cosmetic items. Safety issues stop inspections faster than finish defects.

Why it saves a failed inspection

Confirm exact inspection type, date, permit number, and contact

Prevents wrong-stage inspections and missed

Post permit card and keep stamped plans on site.

Inspector can verify scope without delay.

Clear access to panel, attic, crawlspace, furnace, water heater,

Inspector can safely inspect required areas.

Verify rough work is visible and not covered.

Concealed work can cause automatic failure or

Test safety devices and shutoffs.

Smoke/CO, GFCI, valves, and disconnects must

Check prior correction notes.

A repeat correction may trigger re-inspection fee or

Photograph corrected work before inspection.

Creates proof and helps resolve

Walk the inspector path yourself.

Loose debris, ladders, missing lights, and unsafe

access are avoidable.

Inspection readiness rule: if you cannot explain what was changed, where it is, and how it matches the approved plan,

you are not ready to request inspection.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

5. Electrical Inspection Checklist

Use these checkpoints before requesting a electrical inspection. Check local amendments and approved plans first. If the work

involves life safety, structural load, gas, service equipment, or concealed systems, do not guess - ask the inspector, licensed

trade professional, or design professional before proceeding.

Electrical Checkpoints 1-10

Missing GFCI protection at required wet or exterior locations.

Receptacles loose, damaged, missing cover plates, or not

tamper-resistant where required by local code.

Open junction boxes, missing blank covers, or splices outside

Panel directory incomplete or inaccurate.

Working clearance blocked at electrical panel.

Improperly supported cable or conduit.

Unprotected cable subject to physical damage.

Rough electrical hidden by insulation or drywall before inspection.

AFCI/GFCI devices not tested before inspection.

Incorrect breaker or conductor sizing for the installed load.

Most-cited style callout: visible, testable, accessible, and documented beats finished-looking but unverified. Do not cover

rough work until the required rough inspection is approved.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

5. Electrical - Continued

Electrical Checkpoints 11-17

No bonding/grounding evidence where required for service or

Exterior receptacle cover not weather-resistant/in-use where

All box fill and wire splices appear orderly and accessible

All devices secured in boxes without movement

Exterior and garage devices are rated for the environment

Smoke/CO alarm circuits or devices tested where tied to electrical

Temporary power setup is safe and does not create trip or shock

Most-cited style callout: visible, testable, accessible, and documented beats finished-looking but unverified. Do not cover

rough work until the required rough inspection is approved.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

6. Plumbing Inspection Checklist

Use these checkpoints before requesting a plumbing inspection. Check local amendments and approved plans first. If the work

involves life safety, structural load, gas, service equipment, or concealed systems, do not guess - ask the inspector, licensed

trade professional, or design professional before proceeding.

Plumbing Checkpoints 1-10

Water supply lines not properly supported or protected from

Drain, waste, and vent piping not sloped, supported, or

configured as approved.

Missing cleanouts or cleanouts not accessible.

Improper trap or S-trap conditions.

No shutoff valves at fixtures or inaccessible valves.

Water heater relief valve discharge not piped safely.

Combustion/venting concerns around gas water heaters.

Unapproved materials or connections for potable water or drain

Work covered before rough plumbing inspection.

No test setup when inspector arrives for rough plumbing.

Most-cited style callout: visible, testable, accessible, and documented beats finished-looking but unverified. Do not cover

rough work until the required rough inspection is approved.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

6. Plumbing - Continued

Plumbing Checkpoints 11-15

Fixture rough-ins align with cabinet, wall, and appliance

Backflow prevention/vacuum breaker installed where required

Washer box, hose bibbs, icemaker lines, and exterior faucets

Sump pump discharge routed legally and away from foundation

No active leaks during test or pressurization

Most-cited style callout: visible, testable, accessible, and documented beats finished-looking but unverified. Do not cover

rough work until the required rough inspection is approved.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

7. Structural / Framing Inspection Checklist

Use these checkpoints before requesting a structural / framing inspection. Check local amendments and approved plans first. If

the work involves life safety, structural load, gas, service equipment, or concealed systems, do not guess - ask the inspector,

licensed trade professional, or design professional before proceeding.

Structural / Framing Checkpoints 1-10

Header, beam, post, or footing sizes not matching approved plan.

Framing members cut, notched, or drilled beyond allowed limits.

Improper load path from roof/floor loads down to foundation.

Missing fireblocking/draftstopping at concealed spaces.

Deck ledger not flashed or attached with approved fasteners.

Stairs inconsistent in rise/run or missing required handrail/guard

Basement bedroom egress opening too small or well improperly

Foundation cracks, moisture, or settlement not addressed before

Insulation installed before rough framing approval.

No stamped/approved plans on site to verify scope.

Most-cited style callout: visible, testable, accessible, and documented beats finished-looking but unverified. Do not cover

rough work until the required rough inspection is approved.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

7. Structural / Framing - Continued

Structural / Framing Checkpoints 11-15

Fireblocking installed at top/bottom of chases and concealed wall

Anchor bolts/hold-downs installed where shown

Joist hangers and connectors installed with correct fasteners

Posts bear fully on approved bases/footings

Attic/crawl access maintained after work

Most-cited style callout: visible, testable, accessible, and documented beats finished-looking but unverified. Do not cover

rough work until the required rough inspection is approved.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

8. Egress, Smoke, CO, and Fire Safety Inspection Checklist

Use these checkpoints before requesting a egress, smoke, co, and fire safety inspection. Check local amendments and

approved plans first. If the work involves life safety, structural load, gas, service equipment, or concealed systems, do not guess

- ask the inspector, licensed trade professional, or design professional before proceeding.

Egress, Smoke, CO, and Fire Safety Checkpoints 1-10

Smoke alarms missing, outdated, untested, or not in required

Carbon monoxide alarms missing within required sleeping-area

distance where fuel-burning appliance or attached garage exists.

Bedroom egress windows not meeting opening, sill, ladder/well,

Garage/dwelling separation penetrated or damaged.

Appliance venting or exhaust discharging into unsafe locations.

Combustibles stored around furnace, water heater, panel, or

No emergency shutoff labels or owner cannot locate shutoffs.

Final inspection requested before safety devices are installed and

Sleeping rooms have compliant emergency escape/rescue

opening where required

Smoke alarms are less than 10 years old or replaced as required

Most-cited style callout: visible, testable, accessible, and documented beats finished-looking but unverified. Do not cover

rough work until the required rough inspection is approved.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

8. Egress, Smoke, CO, and Fire Safety - Continued

Egress, Smoke, CO, and Fire Safety Checkpoints 11-13

CO alarms installed within 15 feet of sleeping rooms where

Garage door to dwelling and penetrations maintain separation

Fire extinguisher location noted for owner, especially in

Most-cited style callout: visible, testable, accessible, and documented beats finished-looking but unverified. Do not cover

rough work until the required rough inspection is approved.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

9. Decks, Porches, Stairs, Guards Inspection Checklist

Use these checkpoints before requesting a decks, porches, stairs, guards inspection. Check local amendments and approved

plans first. If the work involves life safety, structural load, gas, service equipment, or concealed systems, do not guess - ask the

inspector, licensed trade professional, or design professional before proceeding.

Decks, Porches, Stairs, Guards Checkpoints 1-10

Ledger board attachment method matches approved plan

Ledger flashing installed continuously and sheds water

Joist hangers and post bases use approved corrosion-resistant

Footings are correct depth, size, location, and inspection stage

Guard height and baluster spacing checked

Handrails graspable and continuous where required

Stair rise/run is consistent and within tolerance

Landing size and door swing clearances checked

No untreated lumber directly contacting soil where not permitted

Porch or deck connection to house is not relying on nails alone

Most-cited style callout: visible, testable, accessible, and documented beats finished-looking but unverified. Do not cover

rough work until the required rough inspection is approved.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

9. Decks, Porches, Stairs, Guards - Continued

Decks, Porches, Stairs, Guards Checkpoints 11-12

Stair/stringer support is solid and not split

Exterior wood protected from water accumulation

Most-cited style callout: visible, testable, accessible, and documented beats finished-looking but unverified. Do not cover

rough work until the required rough inspection is approved.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

10. HVAC / Mechanical / Energy Inspection Checklist

Use these checkpoints before requesting a hvac / mechanical / energy inspection. Check local amendments and approved plans

first. If the work involves life safety, structural load, gas, service equipment, or concealed systems, do not guess - ask the

inspector, licensed trade professional, or design professional before proceeding.

HVAC / Mechanical / Energy Checkpoints 1-10

Furnace or air handler has service clearance

Combustion air and venting are installed per manufacturer

Condensate drains are trapped, sloped, and routed as required

Bathroom/kitchen exhaust vents discharge outdoors where

Ducts supported and sealed before concealment

Dryer vent material, length, and termination checked

Thermostat and disconnect locations documented

Insulation R-values match approved energy notes

Air sealing complete before insulation inspection

Appliance access panels remain reachable

Most-cited style callout: visible, testable, accessible, and documented beats finished-looking but unverified. Do not cover

rough work until the required rough inspection is approved.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

11. Exterior / Site / Drainage Inspection Checklist

Use these checkpoints before requesting a exterior / site / drainage inspection. Check local amendments and approved plans

first. If the work involves life safety, structural load, gas, service equipment, or concealed systems, do not guess - ask the

inspector, licensed trade professional, or design professional before proceeding.

Exterior / Site / Drainage Checkpoints 1-10

Grade slopes away from foundation where practical

Downspouts extended away from foundation and not discharging

Window wells drain and are clear of debris

Siding/flashing around penetrations is sealed and lapped

Roof/wall intersections have flashing where needed

Walkways and steps do not create trip hazards

Exterior penetrations sealed against water/pests

Stormwater or erosion-control items remain in place until final

Address numbers visible for inspector/emergency response

Jobsite debris cleared and access path safe

Most-cited style callout: visible, testable, accessible, and documented beats finished-looking but unverified. Do not cover

rough work until the required rough inspection is approved.

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12. Most Common Failure Patterns Matrix

This matrix turns common correction patterns into prevention moves. It is not a claim that every county publishes identical top

violations. It is a practical contractor-style summary of what repeatedly causes failed residential inspections across electrical,

plumbing, structural, life-safety, deck, and final inspections.

Covered work, missing GFCI/AFCI, loose devices, open

Walk each device; verify panel directory;

No test, unsupported pipe, inaccessible cleanout,

Pressure/test setup ready; verify

slope/support before arrival

Headers/posts not matching plan, missing fireblocking,

Compare to approved plan; mark corrections

Smoke/CO missing, devices unfinished, labels absent,

Final safety sweep 24 hours before inspector

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Common Failure Pattern: Electrical

Field prevention question

Missing GFCI protection at required wet or exterior locations.

Did I test protection at the device/breaker and document

Receptacles loose, damaged, missing cover plates, or not

tamper-resistant where required by local code.

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

Open junction boxes, missing blank covers, or splices outside

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

Panel directory incomplete or inaccurate.

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

Working clearance blocked at electrical panel.

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

Improperly supported cable or conduit.

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

Unprotected cable subject to physical damage.

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

Rough electrical hidden by insulation or drywall before

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

AFCI/GFCI devices not tested before inspection.

Did I test protection at the device/breaker and document

Incorrect breaker or conductor sizing for the installed load.

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

No bonding/grounding evidence where required for service or

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

Exterior receptacle cover not weather-resistant/in-use where

Can the inspector verify this safely, visibly, and against the approved plan without guessing?

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Common Failure Pattern: Plumbing

Field prevention question

Water supply lines not properly supported or protected from

Can the inspector verify this safely, visibly, and against the approved plan without guessing?

Drain, waste, and vent piping not sloped, supported, or configured as approved.

Can the inspector verify this safely, visibly, and against the approved plan without guessing?

Missing cleanouts or cleanouts not accessible.

Can the inspector verify this safely, visibly, and against the approved plan without guessing?

Improper trap or S-trap conditions.

Can the inspector verify this safely, visibly, and against the approved plan without guessing?

No shutoff valves at fixtures or inaccessible valves.

Can the inspector verify this safely, visibly, and against the approved plan without guessing?

Water heater relief valve discharge not piped safely.

Is relief discharge, venting, combustion air, and clearance

visible and per instructions?

Combustion/venting concerns around gas water heaters.

Can the inspector verify this safely, visibly, and against the approved plan without guessing?

Unapproved materials or connections for potable water or

Can the inspector verify this safely, visibly, and against the approved plan without guessing?

Work covered before rough plumbing inspection.

Can the inspector verify this safely, visibly, and against the approved plan without guessing?

No test setup when inspector arrives for rough plumbing.

Can the inspector verify this safely, visibly, and against the approved plan without guessing?

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Common Failure Pattern: Structural

Field prevention question

Header, beam, post, or footing sizes not matching approved

Can the inspector verify this safely, visibly, and against the approved plan without guessing?

Framing members cut, notched, or drilled beyond allowed

Can the inspector verify this safely, visibly, and against the approved plan without guessing?

Improper load path from roof/floor loads down to foundation.

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

Missing fireblocking/draftstopping at concealed spaces.

Are all concealed vertical/horizontal paths blocked before

Deck ledger not flashed or attached with approved fasteners.

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

Stairs inconsistent in rise/run or missing required

handrail/guard components.

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

Basement bedroom egress opening too small or well

improperly configured.

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

Foundation cracks, moisture, or settlement not addressed

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

Insulation installed before rough framing approval.

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

No stamped/approved plans on site to verify scope.

Can the inspector verify this safely, visibly, and against the

approved plan without guessing?

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Common Failure Pattern: Fire/Life Safety

Field prevention question

Smoke alarms missing, outdated, untested, or not in required

Are alarms installed, within age limits, powered correctly,

Carbon monoxide alarms missing within required

**sleeping-area distance where fuel-burning appliance or
attached garage exists.**

Are alarms installed, within age limits, powered correctly,

**Bedroom egress windows not meeting opening, sill,
ladder/well, or access rules.**

**Can the inspector verify this safely, visibly, and against the
approved plan without guessing?**

Garage/dwelling separation penetrated or damaged.

**Can the inspector verify this safely, visibly, and against the
approved plan without guessing?**

Appliance venting or exhaust discharging into unsafe

**Can the inspector verify this safely, visibly, and against the
approved plan without guessing?**

Combustibles stored around furnace, water heater, panel, or

**Can the inspector verify this safely, visibly, and against the
approved plan without guessing?**

No emergency shutoff labels or owner cannot locate shutoffs.

**Can the inspector verify this safely, visibly, and against the
approved plan without guessing?**

Final inspection requested before safety devices are installed

Can the inspector verify this safely, visibly, and against the approved plan without guessing?

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

13. Questions to Ask Your Inspector on the Day

The right question can prevent argument and get you to a clean correction. Inspectors generally respond better to clear,

documented questions than to debate. Ask for the requirement, the correction, and whether work must stop or may continue.

Inspection-Day Question Guide

Is this the correct inspection stage for the work shown today?

Are there any local amendments that apply to this item beyond

If this does not pass, what exact correction is required?

Do you want this corrected before continuing, or can work proceed while it is corrected?

Do you need a revised drawing or written change order for this

Will this correction require a re-inspection fee if it is not completed

Can you point to the specific code section or local policy used for

Do you need manufacturer instructions, listing documentation, or product labels photographed?

Is this a safety hazard, code technicality, documentation issue, or

What should be visible and what can be covered after this

Is there anything else you want corrected before final inspection?

Who should I contact if I need clarification before the next visit?

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Correction Notice Translation Sheet

When a correction is written, translate it into action immediately. Write the exact correction, who owns it, whether a permit

revision is required, and what photo or document will prove completion.

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Pre-Inspection Walkthrough Log

Print this page and fill it out before the inspection. Keep completed logs with the permit records, photos, receipts, and final

Approved plans on site?

Prior corrections closed?

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Rough Inspection Readiness Log

Print this page and fill it out before the inspection. Keep completed logs with the permit records, photos, receipts, and final

Approved plans on site?

Prior corrections closed?

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Final Inspection Readiness Log

Print this page and fill it out before the inspection. Keep completed logs with the permit records, photos, receipts, and final

Approved plans on site?

Prior corrections closed?

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Re-Inspection Fee Prevention Log

Print this page and fill it out before the inspection. Keep completed logs with the permit records, photos, receipts, and final

Approved plans on site?

Prior corrections closed?

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Contractor Accountability Notes

Print this page and fill it out before the inspection. Keep completed logs with the permit records, photos, receipts, and final

Approved plans on site?

Prior corrections closed?

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Cook County Pre-Submittal Checklist

Use this page before filing or requesting an inspection in Cook County. County requirements may only control unincorporated

areas or may be replaced by city/village rules at the property address. Verify jurisdiction first.

Cook County Local Verification

Confirm property jurisdiction by address/PIN - county,

municipality, township, fire district if applicable

Confirm adopted code editions and local amendments for the

Confirm whether owner-builder work is allowed and what

affidavits are required

Confirm whether licensed trades must pull separate permits

Confirm required plan drawings: floor plan, elevations, framing,

electrical, plumbing, mechanical, site plan

Confirm product data needed: windows, doors, insulation, HVAC,

water heater, deck connectors

Confirm inspection sequence before work starts

Confirm whether rough work must remain visible until approved

Confirm re-inspection fee policy and missed-inspection rules

Confirm final documents needed for approval or occupancy

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Kane County Pre-Submittal Checklist

Use this page before filing or requesting an inspection in Kane County. County requirements may only control unincorporated

areas or may be replaced by city/village rules at the property address. Verify jurisdiction first.

Kane County Local Verification

**Confirm property jurisdiction by address/PIN - county,
municipality, township, fire district if applicable**

Confirm adopted code editions and local amendments for the

**Confirm whether owner-builder work is allowed and what
affidavits are required**

Confirm whether licensed trades must pull separate permits

**Confirm required plan drawings: floor plan, elevations, framing,
electrical, plumbing, mechanical, site plan**

**Confirm product data needed: windows, doors, insulation, HVAC,
water heater, deck connectors**

Confirm inspection sequence before work starts

Confirm whether rough work must remain visible until approved

Confirm re-inspection fee policy and missed-inspection rules

Confirm final documents needed for approval or occupancy

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

McHenry County Pre-Submittal Checklist

Use this page before filing or requesting an inspection in McHenry County. County requirements may only control

unincorporated areas or may be replaced by city/village rules at the property address. Verify jurisdiction first.

McHenry County Local Verification

**Confirm property jurisdiction by address/PIN - county,
municipality, township, fire district if applicable**

Confirm adopted code editions and local amendments for the

**Confirm whether owner-builder work is allowed and what
affidavits are required**

Confirm whether licensed trades must pull separate permits

**Confirm required plan drawings: floor plan, elevations, framing,
electrical, plumbing, mechanical, site plan**

**Confirm product data needed: windows, doors, insulation, HVAC,
water heater, deck connectors**

Confirm inspection sequence before work starts

Confirm whether rough work must remain visible until approved

Confirm re-inspection fee policy and missed-inspection rules

Confirm final documents needed for approval or occupancy

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Master 200+ Checkpoint Index

This index combines the practical checkpoint system into one quick scan. Use it as a fast jobsite audit before inspection day.

Permit card posted and visible from jobsite access point

Approved stamped plan set on site and matches actual construction

Scope on permit matches work performed; no unapproved changes

Contractor registrations, licenses, or homeowner affidavits are ready if

Manufacturer installation instructions on site for key listed products

Change orders documented before inspection

Prior correction notices printed and marked complete

Inspection request matches the stage of work actually ready

Work is not concealed before required rough inspections

Photos of concealed work saved before covering

County or municipal special conditions reviewed

Permit expiration date checked

Missing GFCI protection at required wet or exterior locations.

Receptacles loose, damaged, missing cover plates, or not tamper-resistant

where required by local code.

Open junction boxes, missing blank covers, or splices outside boxes.

Panel directory incomplete or inaccurate.

Working clearance blocked at electrical panel.

Improperly supported cable or conduit.

Unprotected cable subject to physical damage.

Rough electrical hidden by insulation or drywall before inspection.

AFCI/GFCI devices not tested before inspection.

Incorrect breaker or conductor sizing for the installed load.

No bonding/grounding evidence where required for service or metal

Exterior receptacle cover not weather-resistant/in-use where required.

All box fill and wire splices appear orderly and accessible

All devices secured in boxes without movement

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Exterior and garage devices are rated for the environment

Smoke/CO alarm circuits or devices tested where tied to electrical work

Temporary power setup is safe and does not create trip or shock hazards

Water supply lines not properly supported or protected from freezing.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Master 200+ Checkpoint Index - Continued

Drain, waste, and vent piping not sloped, supported, or configured as

Missing cleanouts or cleanouts not accessible.

Improper trap or S-trap conditions.

No shutoff valves at fixtures or inaccessible valves.

Water heater relief valve discharge not piped safely.

Combustion/venting concerns around gas water heaters.

Unapproved materials or connections for potable water or drain systems.

Work covered before rough plumbing inspection.

No test setup when inspector arrives for rough plumbing.

Fixture rough-ins align with cabinet, wall, and appliance clearances

Backflow prevention/vacuum breaker installed where required

Washer box, hose bibbs, icemaker lines, and exterior faucets inspected

Sump pump discharge routed legally and away from foundation

No active leaks during test or pressurization

Header, beam, post, or footing sizes not matching approved plan.

Framing members cut, notched, or drilled beyond allowed limits.

Improper load path from roof/floor loads down to foundation.

Missing fireblocking/draftstopping at concealed spaces.

Deck ledger not flashed or attached with approved fasteners.

Stairs inconsistent in rise/run or missing required handrail/guard

Basement bedroom egress opening too small or well improperly configured.

Foundation cracks, moisture, or settlement not addressed before

Insulation installed before rough framing approval.

No stamped/approved plans on site to verify scope.

Fireblocking installed at top/bottom of chases and concealed wall cavities

Anchor bolts/hold-downs installed where shown

Joist hangers and connectors installed with correct fasteners

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Posts bear fully on approved bases/footings

Attic/crawl access maintained after work

Smoke alarms missing, outdated, untested, or not in required locations.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Master 200+ Checkpoint Index - Continued

Carbon monoxide alarms missing within required sleeping-area distance

where fuel-burning appliance or attached garage exists.

Bedroom egress windows not meeting opening, sill, ladder/well, or access

Garage/dwelling separation penetrated or damaged.

Appliance venting or exhaust discharging into unsafe locations.

Combustibles stored around furnace, water heater, panel, or fireplace.

No emergency shutoff labels or owner cannot locate shutoffs.

Final inspection requested before safety devices are installed and tested.

Sleeping rooms have compliant emergency escape/rescue opening where

Smoke alarms are less than 10 years old or replaced as required

CO alarms installed within 15 feet of sleeping rooms where required

Garage door to dwelling and penetrations maintain separation where

Fire extinguisher location noted for owner, especially in kitchen/garage

Ledger board attachment method matches approved plan

Ledger flashing installed continuously and sheds water

Joist hangers and post bases use approved corrosion-resistant fasteners

Footings are correct depth, size, location, and inspection stage

Guard height and baluster spacing checked

Handrails graspable and continuous where required

Stair rise/run is consistent and within tolerance

Landing size and door swing clearances checked

No untreated lumber directly contacting soil where not permitted

Porch or deck connection to house is not relying on nails alone

Stair/stringer support is solid and not split

Exterior wood protected from water accumulation

Furnace or air handler has service clearance

Combustion air and venting are installed per manufacturer instructions

Condensate drains are trapped, sloped, and routed as required

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Bathroom/kitchen exhaust vents discharge outdoors where required

Ducts supported and sealed before concealment

Dryer vent material, length, and termination checked

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Master 200+ Checkpoint Index - Continued

Thermostat and disconnect locations documented

Insulation R-values match approved energy notes

Air sealing complete before insulation inspection

Appliance access panels remain reachable

Grade slopes away from foundation where practical

Downspouts extended away from foundation and not discharging illegally

Window wells drain and are clear of debris

Siding/flashing around penetrations is sealed and lapped correctly

Roof/wall intersections have flashing where needed

Walkways and steps do not create trip hazards

Exterior penetrations sealed against water/pests

Stormwater or erosion-control items remain in place until final

Address numbers visible for inspector/emergency response

Jobsite debris cleared and access path safe

Kitchen - access clear

Kitchen - device tested

Kitchen - penetrations sealed

Kitchen - moisture checked

Kitchen - clearance verified

Kitchen - photo documented

Kitchen - label present

Kitchen - manufacturer instructions available

Kitchen - fasteners verified

Kitchen - hazard removed

Kitchen - shutoff located

Kitchen - final cleanup complete

Bathroom - access clear

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Bathroom - device tested

Bathroom - penetrations sealed

Bathroom - moisture checked

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Master 200+ Checkpoint Index - Continued

Bathroom - clearance verified

Bathroom - photo documented

Bathroom - label present

Bathroom - manufacturer instructions available

Bathroom - fasteners verified

Bathroom - hazard removed

Bathroom - shutoff located

Bathroom - final cleanup complete

Basement - access clear

Basement - device tested

Basement - penetrations sealed

Basement - moisture checked

Basement - clearance verified

Basement - photo documented

Basement - label present

Basement - manufacturer instructions available

Basement - fasteners verified

Basement - hazard removed

Basement - shutoff located

Basement - final cleanup complete

Garage - access clear

Garage - device tested

Garage - penetrations sealed

Garage - moisture checked

Garage - clearance verified

Garage - photo documented

Garage - label present

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Garage - manufacturer instructions available

Garage - fasteners verified

Garage - hazard removed

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Master 200+ Checkpoint Index - Continued

Garage - shutoff located

Garage - final cleanup complete

Attic - device tested

Attic - penetrations sealed

Attic - moisture checked

Attic - clearance verified

Attic - photo documented

Attic - label present

Attic - manufacturer instructions available

Attic - fasteners verified

Attic - hazard removed

Attic - shutoff located

Attic - final cleanup complete

Crawlspace - access clear

Crawlspace - device tested

Crawlspace - penetrations sealed

Crawlspace - moisture checked

Crawlspace - clearance verified

Crawlspace - photo documented

Crawlspace - label present

Crawlspace - manufacturer instructions available

Crawlspace - fasteners verified

Crawlspace - hazard removed

Crawlspace - shutoff located

Crawlspace - final cleanup complete

Exterior - access clear

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Exterior - device tested

Exterior - penetrations sealed

Exterior - moisture checked

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Master 200+ Checkpoint Index - Continued

Exterior - clearance verified

Exterior - photo documented

Exterior - label present

Exterior - manufacturer instructions available

Exterior - fasteners verified

Exterior - hazard removed

Exterior - shutoff located

Exterior - final cleanup complete

Bedroom - access clear

Bedroom - device tested

Bedroom - penetrations sealed

Bedroom - moisture checked

Bedroom - clearance verified

Bedroom - photo documented

Bedroom - label present

Bedroom - manufacturer instructions available

Bedroom - fasteners verified

Bedroom - hazard removed

Bedroom - shutoff located

Bedroom - final cleanup complete

Utility Room - access clear

Utility Room - device tested

Utility Room - penetrations sealed

Utility Room - moisture checked

Utility Room - clearance verified

Utility Room - photo documented

Utility Room - label present

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Utility Room - manufacturer instructions available

Utility Room - fasteners verified

Utility Room - hazard removed

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Master 200+ Checkpoint Index - Continued

Utility Room - shutoff located

Utility Room - final cleanup complete

Deck - penetrations sealed

Deck - moisture checked

Deck - clearance verified

Deck - photo documented

Deck - manufacturer instructions available

Deck - fasteners verified

Deck - hazard removed

Deck - shutoff located

Deck - final cleanup complete

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Reference Appendix and Local Verification Notes

Cook County states that unincorporated Cook County violations may be cited under the county's adopted building, residential,

energy, mechanical, electrical, plumbing, and zoning codes, and that permit-related violations require prompt permit application

action. Always confirm whether the address is in unincorporated Cook County or inside a municipality.

Kane County provides permit information packets and code amendments. Its code amendments reference the Illinois Plumbing

Code for plumbing design and installation. Use the packet that matches the project scope, such as deck, interior remodel,

addition, or trade-specific work.

McHenry County states that the permit card and inspection sheets identify required inspections, and the owner is responsible for

ensuring required inspections are performed. Stamped plans and permit card must be available at inspection. McHenry County

also lists current ordinance resources including 2021 IRC/IBC/IFC/IMC/IFGC/IEBC, 2020 NEC, Illinois Plumbing Code, Illinois

Energy Conservation Code, and Illinois Accessibility Code.

Illinois smoke and carbon monoxide notes

Illinois smoke alarm law was updated effective January 1, 2023 for many smoke-alarm replacements in single- and multi-family

homes. Illinois State Fire Marshal CO guidance says CO detectors must be installed within 15 feet of sleeping rooms in

qualifying dwellings using fossil fuel or connected to an enclosed garage.

A checklist saves time only when the owner uses it before the inspector arrives. The best inspection strategy is simple: permit

first, document the scope, keep work visible, test safety devices, ask direct questions, and close corrections quickly.

Illinois Building Code Compliance Checklist - Cook, Kane & McHenry

Professional Addendum

Enhanced Reference Material — 2026 Edition

Illinois Code Adoption Status (2026)

Illinois does not adopt a single statewide residential building code — local jurisdictions adopt and amend codes individually. Most Northern Illinois municipalities have adopted the 2021 International Residential Code (IRC) with local amendments. Notable exceptions and variations: Chicago has its own Municipal Code (Title 14). Cook County unincorporated areas: 2018 IBC/IRC with Cook County amendments. McHenry County municipalities generally follow 2021 IRC. Verify your specific municipality's adopted code edition at your local building department or by calling the village/city hall. Illinois Energy Conservation Code: 2021 IECC adopted statewide (71 Ill. Adm. Code 600) — this applies to all new construction and substantial renovations regardless of local code edition.

Deck Construction Checklist — Northern Illinois

Permits required for: New deck construction, deck additions, deck replacement (typically). Typical inspection stages: Footing inspection (before pouring concrete), framing inspection (before decking), final inspection. Key code requirements: Frost depth in McHenry County — minimum 42 inches for footings (verify locally — some municipalities require 48"). Ledger attachment: IRC R507.9 — requires lag screws or bolts through rim joist into framing, flashing required at wall connection. Guard height: 36" minimum for surfaces 30"+ above grade (42" preferred by many inspectors). Balusters: 4" sphere test — typically 3.5" on center maximum. Stair handrail: Required for 4+ risers. Joist sizing: Consult IRC Table R507.6 for species and spacing.

References & Standards

Key Reference Standards: International Residential Code (IRC) 2021 • National Electrical Code (NEC) NFPA 70-2023 • International Plumbing Code (IPC) 2021 • International Mechanical Code (IMC) 2021 • International Building Code (IBC) 2021 • OSHA 29 CFR Part 1926 (Construction) • OSHA 29 CFR Part 1910 (General Industry) • Illinois Plumbing Code (77 Ill. Adm. Code 890) • Illinois Accessibility Code (71 Ill. Adm. Code 400) • Illinois Energy Conservation Code (2021 IECC) • ASTM International Standards • ANSI Standards • NFPA 101 Life Safety Code • EPA Lead Renovation, Repair and Painting Rule (40 CFR Part 745) • HUD Housing Quality Standards. Note: Code editions adopted vary by jurisdiction. Verify the edition enforced by your local AHJ.

How to use citations in this guide: When a code section is referenced (e.g., IRC R302.1), the reader should obtain the current adopted edition for their jurisdiction. Code sections referenced are from the 2021 editions unless otherwise noted. Always confirm with your local AHJ which edition is locally adopted and whether local amendments apply.

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ILLINOIS-SPECIFIC NOTE: Illinois statutes referenced in this guide include the Illinois Residential Landlord and Tenant Act (765 ILCS 720), Illinois Property Maintenance Code, and various municipal codes. Laws change — verify current statutes at ilga.gov before relying on any legal reference.

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