

McHenry County Department of Planning & Development

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Z26-0004 Paradise Lake
March 18, 2026

Building Requirements: Reviewed by – J-T Bowers, Plans Examiner II

- 1) The Building Division has no comments related to the requested change in zoning from an A-1 to an A-1C.

GENERAL PERMIT REQUIREMENTS: Additional Codes to follow

- 1) Permit submittals shall demonstrate compliance with the current building codes and amendments adopted by McHenry County. Prior to application, verify the current adopted codes:
 - a. 2021 International Building Code w/McHenry County Amendments
 - b. 2020 National Electric Code w/McHenry County Amendments
 - c. 2021 International Mechanical Code w/McHenry County Amendments
 - d. 2021 International Fire Code w/McHenry County Amendments
 - e. 2021 International Fuel Gas Code w/McHenry County Amendments
 - f. The Illinois Plumbing Code
 - g. The Illinois Accessibility Code
 - h. Illinois Energy Conservation Code
- 2) The Toilet rooms shall be provided for employee and/or public use.
 - a. **[ILPC 890.810 (b)(1)]** If there are more than five employees working at any one time, separate restrooms for men and women shall be provided.
 - b. **[ILPC 890.APPENDIX A. TABLE B]** The Illinois Plumbing Code Sec. 890.Appendix A Table B Minimum Number of Plumbing Fixtures requires the following number of plumbing fixtures for All Facilities for Employee Use:

Water Closets:	Employees	Male	Female
	1-15	1	1
	16-35	2	2
Lavatories:	Employees	Male	Female
	1-15	1	1
	16-35	2	2
 - c. **[ILAC 400.310.n.1]** Public toilet rooms, required by the Illinois Plumbing Code (77 Ill. Adm. Code 890) to have a "Minimum Number of Plumbing Fixtures" shall have accessible toilet rooms and related fixtures for each sex (excluding toilet rooms in apartments of residential occupancies) in compliance with the following requirements.
- 3) **[2021 IFC 503.2.1]** Fire apparatus access roads and paths shall be not less than 20'-0" clear.
 - a. The Spring Grove Fire Protection District will have final approval on any requests for clearance reductions.
- 4) **[2021 IFC 503.2.3]** The fire apparatus access road shall be of suitable material and composition to support a fire apparatus.
 - a. The Department of Planning and Development shall defer to the Spring Grove Fire Protection District for approval of the material and specifications of the fire apparatus road.
- 5) **[2021 IFC 503.2.4]** The required turning radius of a fire apparatus access road shall be determined by the fire code official.

- a. The Department of Planning and Development shall defer to the Spring Grove Fire Protection District for final approval of the configurations and dimensions of turnaround area(s) along the fire apparatus access road(s).