

L.T.E.A. BUILDING CODES

Revised August 28, 2024

This document supersedes all previous versions of LTEA Building Codes.

1. Prior to the start of any type of construction, a request must be submitted and approved by the Agent of the LTEA Board.
2. All permanent residential structures built or placed in LTEA controlled subdivisions must meet a square foot minimum size.
 - a. The minimum size shall be 800 square feet and two bedrooms. The outside of the structure must be finished to the degree indicated on the submitted plans before occupancy occurs. The inside must be 65% completed if the minimum square footage is used, but if the structure is 15% larger than the minimum square feet, then only 50% must be completed before occupancy occurs
3. Foundations, footings, and basement walls will be constructed in accordance with LTEA Building Codes.
4. FOUNDATION FOOTING
 - a. Foundation footings shall be at least 32 inches below grade level, 4 inches wider on each side that the foundation wall structures, 8 inches in depth and reinforced with rebar. Proper drain tile should be installed around the bottom edge of the footings.
5. FOUNDATIONS
 - a. Block foundations-must be a minimum of 8 inches, 5 course high.
 - b. Poured foundations continuous pour must be a minimum of 40 inches above the top of the footings and a minimum width of 8 inches, with rebar in the pour.
 - c. Termite shield must be used on top of the foundation.
6. BASEMENTS
 - a. Block basement walls-must be a minimum of 8 inches wide and II courses high (7 feet 4 inches) high.
 - b. Poured basement walls-must be a minimum 8 inches wide and 7' 4"high, with rebar in the pour.
 - c. Basement floors-must be concrete with a minimum thickness of 4 inches Wooden basement walls we not be allowed.
7. FLOORS

- a. Main floors must have a load rating of 40 psf [pounds per square foot] and upper floors must have a load rating of 30psf. The LTEA Board may impose other load factors if discrepancy in the structure is found. Floor joist may be of steel I beams, 2" yellow pine, 2" Douglas fir, or plywood pressed structure.

8. FRAMING

- a. Walls to be constructed and located as specified in approved blue prints Standard 2"x4" studs on 16" centers, with a single bottom plate, double top plate, double studs at all wall openings, and triple studs at corners.

9. ANCHORS

- a. Anchors bolts to be a minimum size of 3/8", to be installed in foundation to secure framing to foundation, or suitable substitute anchoring may be used.

10. ROOFS

- a. Roof rafters and or trusses must conform to LTEA Building Codes and approved blueprints with a load rating of at least 40psf live load and not less than 4/12 pitch. The LTEA Board may impose other load factors if discrepancy in structure occurs.

11. ELECTRICAL

- a. All construction will use #12 grounded copper wire for general application. Larger sizes may be required for certain uses example: stoves, dryers, furnaces, air conditioners, electrical heaters, and etc. A 200 amp service will be required, with GFI receptacles installed at the appropriate places. All state and national electrical codes shall be adhered to.

12. PLUMBING

- a. All single lever faucets will have water hammer eliminators installed in both hot and cold water lines. There will be a shut off valve in the water supply line within 3 feet of the water heater. There will be shut off valves at all sinks and stools. All outside faucets shall be of the frost-free type construction.
- b. All gas or propane appliances will have a shutoff valve within 3 feet of each appliance
- c. All plumbing must meet all State of Illinois Plumbing Codes.

13. WASTE TREATMENT SYSTEM

- a. All waste treatment systems must be approved by the Vermilion County Health Dep: All systems must be submitted with the site plan as described in Site Plan, #14, of this document.

14. SITE PLAN

- a. Structures must be placed on site in accordance with property restrictions and set back requirements. Site plans must be approved prior to start of construction. Any changes to site plan must be approved by the LTEA Board Agent.

15. DRIVEWAYS

- a. Drive ways that result in any diversion of water flow will be required to have drainage culvert of suitable size and strength to withstand construction type traffic. The diameter and length will be determined by the lay of the land. The determination will be made by the LTEA Building committee in conjunction with the LTEA Road committee.

16. PRE-BUILT CONSTRUCTION

- a. All pre-manufactured structures must comply with regulations to the same degree as on-site built structures. Only newly built manufactured structures will be allowed to be moved into LEISURE TIME ESTATES.

17. GARAGES, STORAGE UNITS AND SHELTERS

- a. All garages, storage units and shelters must have LTEA Board agent approval prior to any construction or set up of the unit. Garages must meet the same requirements as a permanent residential structure with the exception, FLOORS, as stated in Article #7, of this document. If a concrete floor is used in a garage, it must be a minimum of 4 inches thick with rebar/reinforcing wire. A rat wall of treated lumber or concrete is recommended. No materials such as canvas, tarps, polyethylene, plastic, etc. will be allowed.

18. TEMPORARY GARAGES AND TEMPORARY SHELTERS.

- a. All temporary garages, storage units and shelters must have LTEA Board Agent approval prior to any construction or setting up of unit.

19. CARPORTS AND SECONDARY ROOFS

- a. All carports and secondary roof systems must have LTEA Board Agent approval prior to any construction. No material such as canvas, tarps, polyethylene, plastic, etc. will be allowed.

20. SHEDS

- a. A shed shall be classified as any structure not exceeding 200 square feet and its
- b. Primary purpose is limited to the storage of materials, tools, or the housing of
- c. water systems. The structure shall not be used for recreational living or
- d. residential living.

- e. Sheds shall be constructed to meet the following minimum standards:
- f. Walls--will be a minimum of 2"x4" on 24 centers, with a single bottom plate, a
- g. Double top plate and double studs at all wall openings.
- h. Roofs--will be a minimum 2"x4" rafters or trusses on 24" centers, plywood or
- i. OSB sheathing and shingled. The ceiling joist shall be the same as the rafters/trusses.
- j. Wood floors--shall be raised above the ground by a minimum of a pressure treated 4x4".
- k. Concrete floors--shall be at least 4" thick with rebar/reinforcing wire.
- l. Metal sheds--shall be considered on an individual basis, bases on the structural Design.

21. PAVILLIONS, GAZEBOS AND SCREENED-IN PORCHES

- a. These structures shall be defined as any structures not defined as a shed and not exceeding 300 square feet. Their primary purpose shall be limited to the same as a shed and as a recreational facility other than a recreational dwelling. The roof and ceiling standards shall be the same as ROOFS Article #10 of this document. Load bearing walls and all outside walls will be the same as FRAMING, Article #8 of this document, when enclosed. When the structure is open or screened, The walls shall be 4"x4" on 4 foot centers with a double plate. The 4"x 4" base shall be placed on at least 1" risers of concrete or commercial metal floor mounts. All lumber shall be pressure treated lumber or redwood. All floors shall be the same as FLOORS, Article #7 of this document, except a concrete slab, if used, just have a 2 foot deep footing

22. General Building Code Consideration for Post-Frame Buildings with Concrete Columns

- a. Design Standards
 - i. The building must comply with the standards set by the International Building Code (IBC), particularly Chapter 16 (Structural Design) and Chapter 18 (Soils and Foundations).
 - ii. The American Society of Agricultural and Biological Engineers (ASABE) provides specific guidelines in their standards such as ASABE EP 486.3, which covers the structural design of post-frame buildings.
- b. Foundations:
 - i. Concrete columns must be properly designed to carry the loads from the building and transfer them to the ground. Frost depth must be considered to prevent frost heave, with footings typically placed below

the frost line. Overall columns must consist of a minimum of 8" round and a depth of at least 48" below grade.

- ii. A minimum of 4,00PSI concrete with rebar or fiber additive must be used for columns and a Perma-Column or equivalent used to support the post.

c. Column Spacing and Wall Bracing

- i. Posts must be made up of CCA Treated post and a minimum of 4x6 depending on building size.
- ii. The spacing of concrete columns will typically be around 6to 8 feet but must be calculated based on the building's structural needs.
- iii. Girts need to be 24" on center.
- iv. Top band must be a minimum of 2x6 construction.

d. Roof

- i. Trusses must not exceed 8' spacing and require a minimum of 12" overhang. Purlins must be 24" on center.
- ii. Gutters must be installed to prevent erosion around building.

e. Doors

- i. No roll up doors or sliding doors will be permitted. Must be a sectional overhead door unless otherwise approved by the board.
- ii. Inspection and Approval:
- iii. All plans should be reviewed and approved by LTEA Building Code Chairman
- iv. Inspections will be required during the construction to ensure compliance with the approved design. Benchmarks will be set upon permit approval.

23. CABINS AND RECREATIONAL HOMES

- a. Cabins and recreational homes are defines as any structure used as residence not more than 8 months in a calendar year or as a part time living structure or an overnight camping facility. These structures shall meet all Building Codes, the same as a permanent structure.

- b. The minimum size shall be 900 square feet, of which 300 square feet may be Screened in or otherwise enclosed porch attached to the structure. The use of doors other than normal residential doors may not be used on this building. To convert a cabin or a recreational home to permanent residence, all codes of a permanent residential structure must be met.

24. DOCKS

- a. All docks must be approved prior to construction. All lumber must be pressure treated to prevent rot and must not be hazardous to the water or the ecology of the lakes. The use of metal barrels is not allowed.
- b. Docks will have the same set back requirements as a permanent structure as specified In the Covenants for the property.

25. FENCES

- a. Fences must be built and installed as specified in the Covenants for the property.

26. WATER SYSTEMS FOR HUMAN CONSUMPTION

- a. Residential water systems shall be any system that is permanent and for year round use, must have a system that complies with the purity standards set by the State of Illinois. All systems must submit a site plan as described in #14 of this document. A recreational water system shall be the same as a residential water system except it not be permanent or year round.

27. PROPERTY OWNERS RESPONSIBILITY

- a. All property owners are responsible for informing their contractors and hires of LTE Building codes

28. APPEALS TO THE LTEA BOARD

- a. In the event that a property owner wants to build a structure that is not in accordance with the Building Codes, they may appeal to the LTEA Board for variance.

NOTE: THE RULES OF LEISURE TIME ESTATES ASSOCIATION STATE:

Section 2.A,4. 15 mile per hour speed limit applies to all LTEA roads

A,5 Weight limit shall be observed to protect LTE roads.

a,1 Bridge weight limit is 16,000 pounds, or 8 tons, at all times.

b,2. Road weight limit is 5 tons from December 1" to April 1 or after, depending on the road conditions and/or weather as determined by the Road Committee Chairman

3. Road weight limit is 25 tons from April 1" or after, depending on conditions, until December 1st
4. A load limit variance request shall be submitted in writing to the LTEA Board, or in the event of an emergency, to the Road Committee Chairman

DAMAGES: COST OF REPAIRS OR REPLACEMENTS WILL BE ASSESSED TO PERSON(S) DAMAGING LAKES, ROADS, SECURITY SYSTEMS OR ANY PROPERTY OWNED BY LTEA.

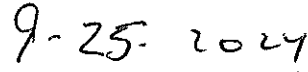
Section 3.C

1. Construction must be completed within one year of the starting date.
2. Any basement must have a residential structure within one year.
3. Any basement, garage, shed or out building on any lot, may not, at any time be used as a residence, either temporarily or permanently.
4. All job and construction sites must be free of debris when completed.

This document was approved at the regular LTEA Board meeting held on August 28, 2024 and was signed by:



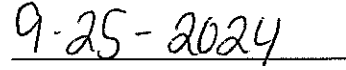
Eric E. Bolser, President, LTEA



Date



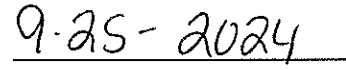
Ray South, Vice President, LTEA



Date



Kayla Blundy, Secretary, LTEA



Date