

ILPOA BUILDING CODE

(Revised and adopted January 2024)

Section 1. Number of Structures, Setbacks and Construction Noise

- A. Only one single-family dwelling can be erected or constructed on any one lot.
- B. Only one other building for garage or storage purposes can be erected or constructed on any one lot. Carports are considered to be used for garage or storage purposes and are therefore considered to be a second structure per Policy # 42.
- C. No building shall be erected or constructed on any lot prior to the building of a single-family dwelling.
- D. A structure or any extension of one cannot be nearer than 20 feet from any road right-of-way, no nearer than 10 feet from the property line of any adjoining property, nor within 50 feet from the normal high-water line of the lake.
- E. See Rules and Regulations Sec. 27 regarding outdoor construction noise.

Section 2. Allowable Structures.

- A. Single-Family Dwelling
- B. Garage
- C. Carport
- D. Storage Shed
- E. Driveway
- F. Culvert
- G. Dock (covered or uncovered)
- H. Seawall
- I. Porch/Deck
- J. Boat House
- K. New Sewage System
- L. Well
- M. Gazebos and Pergola's

Section 3. Prohibited Structures

- A. Vertically sided metal buildings commonly known as "pole barns"
- B. Manufactured and modular homes

Section 4. Single-family Dwelling

- A. A dwelling must have a minimum of 900 sq. ft. of living space on the ground or first floor, exclusive of any porch or deck area.
- B. A dwelling must be constructed or erected on the building site.
- C. A dwelling must face the front line of the lot on which it is being built; however, a dwelling built on a lakefront lot may face the lake.
- D. The front of a dwelling must be completely exposed. The back and sides of the dwelling must be at least 50% exposed.

- E. All exposed wall construction of a dwelling must be finished with mason brick, stone or frame siding.
- F. The construction of a log-framed dwelling is acceptable.
- G. No dwelling can be occupied as a residence until the exterior construction has been completed and the approved sewage disposal system is connected to the dwelling and operational.

Section 5. Construction Codes

- A. The building construction codes adopted by St. Louis County for unincorporated areas of St. Louis County should be used as guidelines for the construction of all structures.

Section 6. Single-family Dwelling Sewage Disposal System

- A. A sewage disposal system, approved and permitted by the Crawford County Health Department, must be installed with any single-family dwelling.
- B. The sewage disposal system drain field must not be nearer than 50 feet from the normal high-water mark of the lake.

Section 7. Storage Sheds

- A. A prefabricated metal, vinyl or plastic storage shed without a built-in floor system is permissible, must not exceed 144 sq. ft. in floor area, and must be anchored to a 4" concrete slab.
- B. A prefabricated wooden storage shed with a built-in floor system mounted on wooden skids is permissible, must not exceed 144 sq. ft. in floor area, and must be set on a prepared gravel base. A treated wood skirting must be installed around the base and buried to a minimum depth of 2" below finished grade.
- C. A prefabricated vinyl or plastic storage shed with a built-in floor system is permissible, must not exceed 144 sq. ft. in floor area, and must be installed on either a prepared gravel base or a 4" concrete slab. Should an opening exist between the floor of the shed and the gravel or concrete base, a skirting must be installed around the base to enclose the open area.
- D. Any shed, except a prefabricated metal building, exceeding 144 sq. ft. must be stick built, or prefabricated wooden sections, completed on site and set on a concrete slab or anchored in accordance with the manufacturer's instructions.
- E. Prefabricated metal buildings exceeding 144 sq. ft. in interior size must be erected on site, be set on concrete piers or a concrete slab, or anchored to the ground in accordance with the manufacturer's instructions.

Section 8. Additions or Extensions

- A. Only those additions or extensions to any dwelling or building that are connected by a common roofline when viewed from above and give the appearance of a continuous footprint or building outline are acceptable, per Policy # 43.

Section 9. Boathouses

- A. A boathouse is a covered structure extending out into the lake, and enclosed on a minimum of 3 sides. The open (lake) side is where lakewater and water craft enters the structure. The structure must be supported by footings and either concrete block or poured wall construction, at least up to the deck level.
- B. A boathouse shall not be classified as a second structure on a lot.

Section 10. Corrugated Culverts

- A. The minimum size of a culvert will be determined by either the Building Permit Chair or the ILPOA Maintenance Supervisor.
- B. The culvert must be placed at a level so as to allow storm water to flow freely from one end of the culvert to the other.

Section 11. Gazebos and Pergola's

- A. Gazebos are a freestanding, roofed accessory structure which is not enclosed, except for screening and which is utilized for the purposes of relaxation and seating in conjunction with a residential dwelling. The Gazebo shall not be used for storage or any other use or activity.
- B. Pergolas are structures with perforated roof consisting of cross bars in the form of reinforced concrete, wood or steel etc. of which at least 50% of roof is open to sky. The roofing grid can remain open to provide a shaded space to be used solely for entertainment or seating. The Pergola shall not be used for storage or any other use or activity.

Section 12. Building Permit

- A. An ILPOA building permit is required for the construction of any allowable structure.
- B. Only a member of the Building Permit Committee may issue a building permit.
- C. A building permit application for a single-family dwelling will not be considered until the required permit for the sewage disposal system for that dwelling is received from the Crawford County Health Department.
- D. Construction of an allowable structure is not to be started until a building permit application and related forms have been completed, submitted to the Building Permit Committee, and approved.
- E. Construction prints or sketches of a proposed allowable structure must be submitted with each building permit application.
- F. A site plan must be submitted showing the location of any allowable structure that exists or that is constructed on the lot.
- G. Any variation of the original plans submitted to obtain a building permit must be approved by the Building Permit Committee.
- H. See Recovery Permit Fee Schedule
- I. A copy of the building permit must be displayed conspicuously at the building site, and plans must be available at the site.

- J. Building permits will only be issued to Members of the Association who are in good standing with the Association, as defined in Section 1 of the ILPOA By-Laws.
- K. The Building Permit Committee has the right to halt work on any permitted construction project if it is discovered that there is a violation of the building code.
- L. New Home Construction shall require:
 - 1. Name or names of Building General Contractor, Concrete Contractor and Septic Contractor.
 - 2. A current staked Survey to accompany drawings showing New Home location on lot, so that the building overall dimensions are acceptable in accordance with paragraphs (2) and (3) of the ILPOA "Building and Use Restrictions" of the Warranty Deed, per Policy # 61.

Section 13. Other Codes, Rules, Regulations and Restrictions.

- A. A silt fence must be installed around the perimeter of the construction area for a dwelling, garage, or storage shed project and well or septic system to sure that no silt or debris is washed into the lake, roadside ditches or neighbor's property. A catch pond is required for the installation of a well to prevent tailings from running in to the lake.
- B. Association roads in the immediate area of the lot where a construction project is underway must remain clear of mud, gravel or rock and construction debris during the course of completing the project.
- C. The Member to whom a building permit is issued is responsible for the conduct and work of any contractor they employ to complete their project.
- D. These codes may be amended or deleted and new codes adopted from time to time, as the Board of Directors of the Association deems necessary.
- E. Additional codes, rules, regulation and restrictions are also contained in the Building & Use Restrictions, the By-Laws and the Rules & Regulations.
- F. Maximum width of any delivery is restricted to 10'6". Anything wider will not fit through the front gate and will be turned away.
- G. Any codes, rules, regulations or restrictions in the Warranty Deed, By-Laws or Rules & Regulations of the Association shall supersede any codes contained in this document should there be a conflict between said documents.