



## Village of Lake Barrington

**23860 Old Barrington Rd.**

**Barrington, IL 60010**

**Phone - 847-381-6010**

**Fax – 847-381-8557**

### **Commercial Buildings - NEW**

In order for the Village to do a complete plan review in a timely manner, please be sure the plans submitted are complete with the following minimal information. If required, it may be necessary to submit further information during our review. When filing a permit application for a commercial building alteration or build-out, please include the following documents for review:

1. Submit a completed Building Permit Application for the ***Village of Lake Barrington***.
2. 6 sets of drawings properly stamped by an Illinois Licensed Architect, including expiration date.
  - 6 sets of drawings to the Building Department. Staff will distribute plans to proper parties for review. (i.e. Fire Dept., Fire Safety, Engineer, Water & Sewer Department)
3. Site plan must show setbacks, elevations, grading and drainage, erosion control plan, sanitary sewer, fire hydrants, dumpster enclosure locations, outside lighting and parking including handicapped requirements.
4. Include Architect's "Statement of Compliance" per Illinois Accessibility Code – Section 400.180.
5. Use Group and construction type is required. Include height and area calculations.
6. Include building design loads on plans.
7. Include on plans the exiting system.
8. Indicate on plans the occupant load for all areas.
9. List all rated elements and design numbers on plans.

10. Submit on plans all appropriate foundation, wall, and floor sections and details.

11. Show requirements for footings and support loads.

12. Submit door and window schedules, interior finish schedule, and flame spread ratings.

13. Handicapped requirements:

- Submit details showing all handicapped requirements and detailed catalog cuts.
- Address any/all areas, as applicable, that are referenced by the Illinois Accessibility Code (Index).

14. Plumbing:

- Provide isometric for all water piping.
- Provide isometric for the drain, waste and vent system.
- Indicate the type of backflow protection that is provided.
- Indicate thermal expansion tank, relief and vacuum reliefs for water heaters.
- Indicate roof drainage.
- Indicate cleanout locations.
- Indicate handicapped requirements.
- Indicate drinking fountains or bottled water.
- Provide handicapped fixture details.

**If new Commercial building is to be constructed in the Lake Barrington Industrial Park, contact Fox River Grove Water & Sewer Department at (847) 639-8360, for tap-on and hook-up instructions, fees and water meter fees.**

15. Mechanical:

- Provide BTU input and location of all equipment.
- Indicate duct design sizes, types and gauges.
- Provide ventilation schedule.
- Indicate gas piping sizes and types.
- Require 110v GFCI outlet within 75 feet of rooftop equipment.
- Provide piping detail for boilers, hydronic heat and refrigeration.
- Provide details for all exhaust systems.
- Indicate location and rating for all fire/smoke dampers.

16. Electrical:

- Indicate type and size of new service and location of meters and main disconnects.
- Include load calculations for all panelboards.
- Provide floor plan showing all equipment, transformers, panels, subpanels, fixtures, GFCI outlets, and receptacles.
- Indicate number of circuits, size of circuit breakers, use and amp load for each circuit.
- Indicate convenience outlets for all appliances and rooftop equipment.
- Indicate disconnects for appliances.
- Indicate size, type and location of ground conductors and bonding jumper at the water meter.
- Indicate emergency lighting.
- Indicate method of connecting the emergency and exit lights to the system.

17. Fire Protection/Alarm Systems:

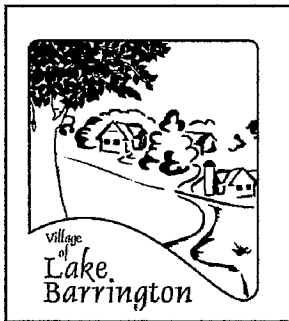
- Submit 3 complete set of plans, including location of all equipment and design of system.
- Indicate on plans the type of fire protection system.

18. Fire Sprinkler Systems:

- Submit 3 complete set of plans, including location of all equipment and design of system.

19. Reference the 2009 International Energy Conservation Code

\*Additional items or information may be required by the Village during plan review.



**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**For New Commercial - Building Permits**

Your building permit for a new single family home has been conditionally approved based on the following applicable codes – 2009 IRC & IBC as amended, 2008 NEC as amended, Current State of Illinois Plumbing Code as amended, 2009 ICC International Mechanical Code as amended, other 2009 ICC Series Codes, Village of Lake Barrington Zoning regulations and Title 8 of the Lake Barrington Municipal Code, and subject to the following:

1. Approval from your Subdivision Architectural Control Committee
2. Approvals from the local Fire Protection District, Lake County Health Department, and Village Engineer
3. Maintain minimum required setbacks
4. Foundation survey is required after the foundation is completed and before work shall proceed
5. A soil test is required for every new building after the excavator has dug the hole
6. Protect all footings from frost
7. Customer copy of plans must be kept on job site at all times
8. Portable privy in functioning capacity is required during construction
9. Portable waste container must be on site during construction; burning is prohibited at all times
10. Keep job site clean
11. Keep roads and ditches clean
12. Do not drive over ditches
13. **Construction hours** are 7:00 a.m. to 7:00 p.m. Monday through Saturday; no work is allowed on Sundays
14. Culvert is required; culvert must be approved in advance by the building inspector before any site development begins
15. It is the general contractor's responsibility to ensure that all subcontractors are aware of the pertinent rules and regulations
16. Any changes to the approved plans must be submitted to the building department for review and approval prior to beginning construction

17. All other mechanical, electrical or structural installations of any kind or for any equipment not shown on the original plan requires a subsequent permit
18. Permit is subject to all markings on the plans
19. A final as-built topographical survey shall be submitted and approved before Certificate of Occupancy will be issued
20. Final approval is subject to fire department inspections and approval of the sprinkler system
21. Final approval based on inspector on-site inspections
22. Building may not be occupied before final inspection is approved and Certificate of Completion has been issued
23. NO GUARANTEE IS RENDERED AS TO THE COMPLETENESS OF THE PLAN REVIEW AND THE RESPONSIBILITY FOR FULL COMPLIANCE WITH STATE, COUNTY, AND LOCAL ADOPTED CODES, STANDARDS AND/OR REGULATIONS RESTS WITH THE DEVELOPER, HIS AUTHORIZED AGENT, OR SUBCONTRACTOR. ERRORS AND/OR OMISSIONS BY THE LAKE BARRINGTON BUILDING DEPARTMENT IN ITS PLAN REVIEW SHALL NOT BE CONSTRUED AS AUTHORITY TO VIOLATE, SET ASIDE, OR CANCEL ANY PROVISION(S) OF ANY CODE(S).
24. An RPZ is required on the fire suppression system to protect the potable water supply. A copy of the RPZ test report is required to be submitted to the building department.
28. Smoke detectors shall be installed per code.
29. Reference the 2009 I.E.C.C. ( International Energy Conservation Code)