



# Village of Lake Barrington

**23860 Old Barrington Rd.**

**Barrington, IL 60010**

**Phone - 847-381-6010**

**Fax – 847-381-8557**

## 1. When is a Building Permit **REQUIRED**?

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### 1.1 Generally

**Building Code**

Anytime a project involves the application of the building code, the electrical code, or the plumbing code in terms of materials or construction techniques.

**Building Commissioner's Discretion**

Any project which is deemed by the Village to require a building permit for Commercial or Residential projects/construction.

### 1.2 Specific projects, but not limited to:

**New Construction:**

- Accessory structures (i.e. Sheds, garages)
- Commercial Buildings
- Single-family homes

**Additions/Exterior Remodeling**

- Concrete
- Deck and balcony additions and replacement
- Deck and balcony repair
- Driveways
- Electrical modifications
- Exterior doors
- Exterior work that requires footings and/or foundations
- Fences
- Fire and flood damage restoration
- HVAC (Furnace & A/C)
- Mechanical
- Parking Lots
- Paving
- Patio projects
- Plumbing
- Roofing
- Room additions
- Septic replacements
- Sidewalks
- Signs
- Swimming pools
- Three-season rooms
- Water supply
- Windows

**Deck and Balcony Repair:** Decks and balconies require particular attention due to public safety and structural issues involved in making repairs. Repairs that involve support posts or beams, stairs, joists or other load bearing members always require a building permit and approved structural drawings.

Replacement of a limited number of deck boards, rails, banisters, and trim may be permitted without a permit. For these repairs, whether or not a permit is required is a case by case basis. Please contact the Village to review your proposed repairs.

- Interior Remodeling**
  - Air conditioning – new or replace
  - Basement remodeling
  - Bathroom remodeling
  - Electrical - upgrade/new electrical service/addition of circuits/outlets
  - Furnace – new or replace
  - Kitchen remodeling
  - Plumbing - new or moved plumbing service/addition of fixtures
  - Septic or sewer line replacement
  - Stairs – new or replace
  - any time interior walls are moved, removed, or added
  - any time a doorway is moved, added, or resized (Exterior doors require a permit for replacement as well as moving, adding, re-sizing)
  - any time a window is replaced, moved, added or resized
  - any time a skylight is replaced, moved, removed, added, or resized

## 2 When is a Building Permit **NOT REQUIRED?**

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### 2.1 Specifically

- cleaning
- painting/wallpapering
- carpeting, wood flooring, trim
- tile and tub enclosures
- landscaping (except hardscape such as patios, walls, fences, decks)
- driveway sealing
- deck cleaning/staining
- window repair (glass, flashing)
- garage door installation
- cabinet and counter replacements

## 3 Building Permit Submittal Requirements

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### 3.1 Plans

- Five (5) copies of plans, stamped by a registered design professional if required.<sup>1</sup>

### 3.2 Homeowner's Association documents (residential projects):

- One copy of a letter of consent of the HOA or applicant will sign acknowledgement letter available at Village Hall.

### 3.3 Application

3.4 Completed building permit application which is available at Village Hall or on the Village website at lakebarrington.org.

### 3.5 Other

- Site plans, topographical plans, or plats of survey five (5) sets, if required for project.

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<sup>1</sup>Deck and balcony repairs that require permit must include plans stamped by a registered design professional. Other projects may require the stamp of a registered design professional, such as, but not limited to, new construction and certain types of remodeling.

- There are some commercial projects that may need a letter of owner approval on file before permits can be issues (i.e. wall signs, buildouts done buy tenants or lessor)
- All contractors doing work under a Village Building Permit must be licensed with the Village of Lake Barrington.
- One Copy of the contractor estimate.

**4 Telephone Numbers** (all area codes are 847)

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- Village of Lake Barrington -847-381-6010
- Barrington Countryside Fire Protection District – 224-848-4800
- Wauconda Fire Department – 847-526-2821
- Cuba Township -847-381-1924
- Township Assessor's Office – 847-381-1120
- Lake County General Information -847-377-2000
- Solid Waste Agency of Lake County (SWALCO) - 336-9340

**5 Websites** (forms, requirements, general information)

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- Village of Lake Barrington: [www.lakebarrington.org](http://www.lakebarrington.org)