

Village of Lake Barrington

Building Department

23860 N. Old Barrington Road
Lake Barrington, Illinois 60010

www.lakebarrington.org

Email: building@lakebarrington.org

Phone: 847-381-6010, ext 105 Fax: 847-381-8557



DECKS & BALCONIES

Building Permit Application Submittal Requirements:

1. Completed **Building Permit Application** for the Village of Lake Barrington including a list of all licensed contractors with their contact information. All contractors doing work in the Village of Lake Barrington must be licensed with the Village.
2. Two (2) copies of the **Plat of Survey** for the subject property showing the proposed location of the project. **** NOT required for residents of Lake Barrington Shores. ****
3. **Lake County Health Department (LCHD) Permit** – Contact LCHD at 847-377-2600 or www.lakecountyil.gov for more information. Submit a copy of LCHD permit and two (2) sets of approved plats with Building Permit Application.
**** NOT required for residents of Lake Barrington Shores. ****
4. Two (2) sets of **Architectural Drawings** stamped by an Illinois licensed architect.
5. Completed **Acknowledgement of Possible Covenants, Conditions and Restrictions** form or a **Subdivision Architectural Control Approval Letter** evidencing approval of the project from the applicable Homeowner's Association (HOA), if any.
6. See attached details regarding guardrail systems and additional permit requirements.

Before digging call **JULIE** at 8-1-1, or visit www.illinois1call.com to locate underground utilities.

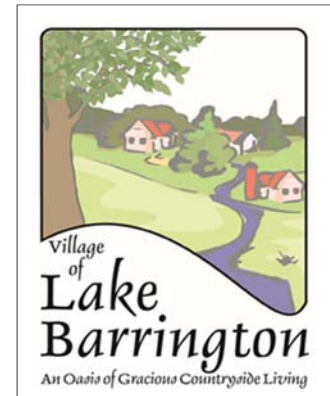
All construction must comply with the applicable provisions of the current building codes and other ordinances adopted by the Village. The Village of Lake Barrington currently follows the 2009 I.C.C. Code series, 2008 National Electrical Code, the 2018 IL Energy Conservation Code, and the current State of Illinois Plumbing Code. See local amendments to these codes as adopted by the Village, as well as other Village ordinances on our website at www.lakebarrington.org.

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Guard Rail System



The following permit requirements are applicable to **ALL Decks or Balconies at 30" or more above grade** located within the Village of Lake Barrington.

A permit is required for:

1. Replacement of guard rail system in total.
2. Replacement of any rail post.
3. Removal and re-attachment of the entire spindle system (spindles and top and bottom rail).
4. Removal and replacement of more than 50% of the spindles within a section, minimum of 5 spindles. In the picture below this would be 7 of the 13 spindles between the rail posts.
5. Removal and replacement of bottom rail if attached to the spindles.
6. Removal and replacement of top rail and/or handrail if attached to the spindles.

A permit is NOT required for:

1. Replacement of facing boards, caps, and other decorative elements.

If a permit is required the project must meet the 2009 IRC (current adopted building code)

