

Village of Lake Barrington

Building Department

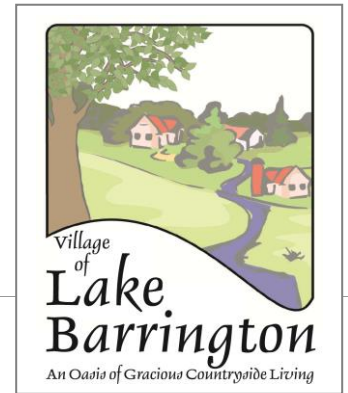
23860 N. Old Barrington Road

Lake Barrington, Illinois 60010

www.lakebarrington.org

Email: building@lakebarrington.org

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



1 When is a Building Permit Required?

1.1 Generally

Building Code

Anytime a project involves the application of the building code, 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, gazebos, swimming pools, etc)
- 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 or sewer line replacements
- Sidewalks
- Signs
- Solar Paneling
- Three-season rooms
- 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 prepared and stamped by a registered design professional.

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/kitchen/bath remodeling
- Electrical - upgrade/new electrical service/addition of circuits/outlets
- Plumbing - new or moved plumbing service/addition of fixtures
- Radon mitigation
- Stairs – new or replace
- Water Heater/Furnace – 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?

2.1 Specifically for:

- Cabinet and counter replacements
- Carpeting, wood flooring, trim
- Cleaning
- Deck cleaning/staining
- Driveway sealing
- Garage door installation
- Landscaping (except hardscape such as patios, walls, fences, decks, and walkways)
- Painting/wallpapering
- Tile and tub enclosures
- Window repair (glass, flashing)

3 Building Permit Submittal Requirements (generally)

3.1 Building Permit Application

One (1) completed Building Permit Application listing all Village-licensed project contractors, description of project and full valuation of project.

3.2 Homeowner's Association documents (residential projects)

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.

3.3 Plan Review Deposit and/or Performance/Road Bond(s) when applicable.

3.4 Other

- Site plans, topographical plans, or plats of survey as required for specific projects.
- Some commercial projects may require owner authorization before permits can be issued (i.e. wall signs, buildouts done by tenants or lessor)
- All contractors doing work under a Village Building Permit must be licensed with the Village of Lake Barrington.
- One (1) contractor estimate/proposal, and letter of intent from a licensed plumber if plumbing work is to be performed.

4 Telephone Numbers

- 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
- Cuba Township Assessor's Office – 847-381-1120
- Wauconda Township Supervisor - 847-526-2631
- Wauconda Township Assessor's Office - 847-526-2881
- Lake County General Information - 847-377-2000
- Lake County Health Department - 847-377-2600
- Solid Waste Agency of Lake County (SWALCO) – 847-336-9340
- Fox River Grove Water & Sewer Dept – 847-639-3170
- Waste Management - 800-964-8988

5 Websites for More Information (forms, requirements, general information)

- Village of Lake Barrington: www.lakebarrington.org
- Lake County Health Department: www.lakecountyil.gov
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