



Village of Lake Barrington

**23860 Old Barrington Rd.
Barrington, IL 60010**

Phone - 847-381-6010

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Commercial Build-outs/Alterations

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 for review distribution.
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. If significant structural changes are proposed, include building design loads.
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.

Please contact Fox River Grove Water & Sewer Department at (847) 639-8360, if any changes are to be made to the water and sewer hook-ups or if you have any questions regarding the water and sewer in the Industrial Park only.

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 system:

- Submit 3 complete sets of plans including location of all heads and equipment.

19. Reference the 2009 I.E.C.C. (International Energy Conservation Code)