



# 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.

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

#### New Construction:

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

#### Additions/Exterior Remodeling

- room additions
- Swimming pools
- deck and balcony additions and replacement
- deck and balcony repair
- patio projects
- 3-season rooms
- fire and flood damage restoration
- exterior work that requires footings and/or foundations
- septic replacements
- Roofing
- Driveways
- Fences
- electrical
- plumbing
- hvac
- mechanical
- water supply
- signs

**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. LBS staff will contact the Village when reviewing a deck or balcony repair as permit and submittal requirements may vary.

**Interior Remodeling**

- basement, bathroom, or kitchen remodeling
- any time interior walls are moved, removed, or added
- any time a doorway is moved, added, or resized
- any time a window is moved, added, or resized
- any time a skylights is moved, removed, added, or resized
- upgrade/new electrical service/addition of circuits/outlets
- new water or sewer line
- new stairs
- new or moved plumbing service/addition of fixtures

**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
- replacement of rotted deck boards, rails, banisters or trim, (see 3.2)

**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:**

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

**3.3 Application**

- Completed building permit application which is available at Village Hall, an example is attached.

**3.4 Other**

- Site plans, topographical plans, or plats of survey five (5) sets, if required for project.
- All contractors doing work under a Village Building Permit must be licensed with the Village of Lake Barrington.
- One Copy of the contractor estimate.

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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.

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

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- LBS Office - 382-1660
- LBS Public Works – 382-1660
- Village of Lake Barrington - 381-6010
- Barrington Fire Department - 304-3600
- Wauconda Fire Department – 526-2821
- Cuba Township - 381-1924
- Township Assessor's Office - 381-1120
- Lake County General Information - 377-2000
- Lake County Stormwater Management Commission - 918-5260
- Lake County Department of Public Works - 377-7500
- Solid Waste Agency of Lake County (SWALCO) - 336-9340
- Illinois Department of Transportation - 705-4000
- Commonwealth Edison - 1-800-334-7661
- SBC - 1-800-480-8088
- Comcast Cable - 1-866-594-1234

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

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