

What Projects Require a Building Permit?

By Village of Wauconda Ordinance, a Building Permit is required for all **New Construction, Alterations, Replacement, or Repairs** such as, but not limited to, the following:

- ◆ Additions and Basement Build-outs
- ◆ Decks, Paver Patios, and Porches
- ◆ Concrete Slabs, Patios, and Sidewalks
- ◆ Demolition of any Structure
- ◆ Driveways and Parking Lots
- ◆ Electrical or Plumbing upgrades
- ◆ Fences, Seawalls, and Piers
- ◆ Fireplaces and Fire Pits
- ◆ Furnaces, Water Heaters, A/C units, and Permanent Emergency Back Up Systems
- ◆ Garages and Sheds
- ◆ Gazebos, Screen Rooms, and Pergolas
- ◆ Kitchen or Bath Remodeling that involves Structural and/or Utility changes
- ◆ Roofing, Gutters, Downspouts, Siding, Fascia, Windows and Doors
- ◆ Signs and Flagpoles
- ◆ Swimming Pools and Hot Tubs
- ◆ Tree Removal, Dead or Alive

A Permit or Inspection is Required for:

- ◆ Bonfires and Ecological Burns
- ◆ Real Estate Sale or Rental Transfer

General Construction and Carpentry Hours

- ◆ Monday - Friday: 7:00 A.M. to 7:00 P.M.
- ◆ Saturday: 8:00 A.M. to 5:00 P.M.
- ◆ Sunday & National Holidays: 8:00 A.M. to 4:00 P.M.

Heavy Equipment, Excavation, and Demolition Hours:

- ◆ Monday - Friday: 7:00 A.M. to 5:00 P.M.
- ◆ Saturday: 8:00 A.M. to 5:00 P.M.

Permit Requirements for Minor Construction, Alterations and Repairs

- ◆ Completed Building Permit Application.
- ◆ Current Plat of Survey showing the location of the project, indicating the distance from the lot lines.
- ◆ Garages, additions, decks, porches, screen rooms, gazebos, and pergolas, require a detailed drawing with a materials list. If the height of a deck, porch, or a gazebo is 8' or higher from ground level, a structural engineered stamped drawing is required.
- ◆ All roofing and plumbing projects require a copy of the contractors State of Illinois Contractors License and a copy of their Certificate of Insurance.
- ◆ Many Homeowner Associations require approval for exterior changes prior to issuance of a building permit. Check with your Association before applying.

Permit Requirements for New Construction & Additions

- ◆ Completed Building Permit Application
- ◆ Current Plat of Survey showing the location of the building, with dimensions
- ◆ Grading/Storm Water Management Plan
- ◆ Soil Report
- ◆ Architecturally Stamped Plan:
 - 3 copies for Residential
 - 5 copies for Industrial/Commercial
- ◆ Plumbers and Roofers must have a State of Illinois Contractors License

All Building Permits Expire Six Months From The Date of Issue

The Codes below are adopted by reference and are part of the Village Code as amended.

2003 Editions of the following:

- ◆ International Building Code
- ◆ International Residential Code
- ◆ International Fuel Gas
- ◆ International Fire Code
- ◆ Illinois Residential Code
- ◆ International Property Maintenance Code

Plus:

- ◆ Illinois State Plumbing Code 2014
- ◆ National Electrical Code 2005
- ◆ International Energy Conservation Code 2015

The listed codes shall include all Village of Wauconda amendments, including but not limited to:

- ◆ Poured concrete foundation walls required
- ◆ Open web trusses in floor assemblies are prohibited unless 5/8" drywall is used or area is sprinkled
- ◆ Copper wiring in electric is required
- ◆ Plastic circuit boxes are prohibited.
- ◆ Metal electrical conduit is required

- ◆ All Village Ordinances and Building Codes are posted on the Village website:

www.wauconda-il.gov

- ◆ Call **847-526-9609** to schedule your required inspections.

- ◆ **ALL Projects Require a Final Inspection.**

Permit Fee Schedule

- ◆ All Alterations, Repairs, Remodeling, Roof, Siding, Window, & Door Replacement, Deck, Patio, and Swimming Pool fees are based on the project value.

PROJECT VALUE	FEE
Up to \$2,000.....	\$53
\$2,001 to \$4,000	\$60
\$4,001 to \$6,000	\$75
\$6,001 to \$8,000	\$90
Plus \$6 per thousand over \$8,000	
◆ A/C Unit, replace	\$50
◆ Bonfire	\$25
◆ Demolish any Building.....	\$75/10 ft of height plus \$30/1,000 sq ft of ground coverage
◆ Driveway, new, repave or replace	\$60
◆ Dumpster Enclosure.....	\$50
◆ Ecological Burn	\$100
◆ Elevator	\$113
◆ Emergency Generator ~ Permanent	\$200
◆ Erosion/Sedimentation Control	\$75
◆ Fence	\$50 plus \$.05 per linear foot
◆ Furnace, replace	\$50
◆ Garage ~ detached; 700 sq ft max.....	\$.38/sq ft
◆ Parking Lot	\$80 plus \$.02 per sq ft
◆ Pier, New or Alteration	\$75
◆ Seawall.....	minimum \$128 or \$2.50 per linear foot
◆ Shed ~ 120 sq ft maximum	\$50
◆ Sign, new or face change.....	\$75
◆ Tree Removal, live (no fee for dead).....	\$23
◆ Water Heater, replace	\$50

NOTE: Additional review fees, electric & plumbing inspections, and Public Works utility fees may apply.

- ◆ Plan Review
- ◆ Electric or Plumbing Inspection
- ◆ 6-Month Permit Extension

Call the permit desk to confirm required permits and fees. Credit or Debit cards are not accepted for payment of permit fees at this time.

How to Contact Us...

Village of Wauconda
Building, Planning, Zoning
& Economic Development Department
109 W. Bangs Street
Wauconda, Illinois 60084

Phone: 847-526-9609 ~ Fax: 847-526-8967

E-mail: BZ@wauconda-il.gov

Office & Permit Desk Hours:

Monday Through Friday
8:00 am to 4:30 pm

Staff:

Director of Development
Christopher Miller
cmiller@wauconda-il.gov
847-526-9605

Economic Development & Permit Coordinator

Debra Ogorzaly
dOgorzaly@wauconda-il.gov
847-526-9609

Visit our web site at:

www.wauconda-il.gov

The Building, Zoning & Planning Department page of the Village website contains useful Information including links to:

Permit Requirements
Village Ordinances
Village Building Codes
Village Zoning Map
Village Zoning Code
Village Comprehensive Plan
Development Guidelines



Building, Planning, Zoning & Economic Development Department



Permit Requirements