

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 changes or upgrades
- ◆ Fences, Seawalls, and Piers
- ◆ Fireplaces and Fire Pits
- ◆ 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, Siding & Fascia
- ◆ 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

As of 11/8/2017

- ◆ Accessory Structure, gazebo, pergola, shed ..\$135
- ◆ A/C Unit, new or replace\$75
- ◆ Alterations, interior residential\$200
- ◆ Deck\$150
- ◆ Demolish any Building.....\$155
- ◆ Driveway, new, repave, repair, or replace.....\$110
- ◆ Dumpster Enclosure.....\$110
- ◆ Ecological Burn\$100
- ◆ Elevator\$80
- ◆ Emergency Generator ~ Permanent\$95
- ◆ Erosion/Sedimentation Control\$75
- ◆ Fence, new or replace.....\$110
- ◆ Fire Sprinkler or Automatic Fire Alarm\$125
- ◆ Fireplace\$75
- ◆ Garage ~ detached; 700 sq ft max.....\$210
- ◆ Mobile Home Pad.....\$110
- ◆ Moving, Raising, Shoring, Underpinning150
- ◆ Parking Lot\$150
- ◆ Patio or Sidewalk\$110
- ◆ Pier or Dock, New or Alteration.....\$120
- ◆ Pools & Hot Tubs\$125
- ◆ Retaining Wall\$100
- ◆ Roof, new, reroof, tear-off, repair\$70
- ◆ RTU, commercial install or replace\$55
- ◆ Seawall or Shoreline Protection\$120
- ◆ Shed, prefab without base or slab.....\$85
- ◆ Siding\$70
- ◆ Sign, new\$100
- ◆ Sign, face change\$70
- ◆ Tree Removal, live (no fee for dead).....\$23

NOTE: Plan review, electric & plumbing inspection fees, and Public Works permit fees may apply.

- ◆ BZ Plan Review minimum fee\$75
- ◆ Electric or Plumbing Inspection\$75-\$150
- ◆ 6-Month Permit Extension\$50
- ◆ Residential Dwelling Inspections.....\$95

**Please call to confirm required permits and fees.
Credit/Debit cards are not accepted for payment.**

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: 847-526-9605

cmiller@wauconda-il.gov

Economic Development Coordinator

Debra Ogorzaly: 847-526-9609

dOgorzaly@wauconda-il.gov

Inspectors

John Howard: 224-268-5770

jhoward@wauconda-il.gov

David Seidenzahl: 847-526-9698

dseidenzahl@wauconda-il.gov

Visit our web site at:

www.wauconda-il.gov

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

Permit Requirements & Building Codes

Residential Dwelling Inspections

Village Ordinances • Village Zoning Code

Development Guidelines • Village Zoning Map

Economic Development Department

Village Comprehensive Plan

Commercial Properties for Sale/Lease



Building, Planning & Zoning & Economic Development

Permit Requirements 2018

