

INFORMATION ABOUT BUILDING PERMITS

WHY DO I NEED A PERMIT?

Often residents ask “why do we need a building permit?” The Community Development Department is charged with the responsibility concerning life safety issues in the built environment and the enforcement of the zoning requirements of the Village. The building code adopted by the Village states that “the purpose of the building code is to provide minimum standards for the protection of life, limb, health, property, environment and for the safety and welfare of the consumer, general public, and the owners of and occupants of buildings regulated by this code.” For these reasons, a permit is required.

A building permit is a license which grants legal permission to start construction of a building project. Permits allow the enforcement of the codes which have been adopted as law. The permit also provides the means for the Village to inspect construction to ensure that standards are met and appropriate materials are used. The enforcement of codes is carried out to protect the public health, safety, and welfare.

Before any construction or remodeling work may begin, a permit must be obtained. The Village checks to be sure that the proposed work is permissible under existing zoning ordinances and building codes. If a permit is not obtained, the work will be stopped until a permit is issued, a fine will be added to the cost of the building permit, and any work performed without a permit may be subject to removal at the inspector’s determination.

After the permit is issued, the work will be inspected by a Village inspector which assures that the workmanship is satisfactory and in accordance with various codes. The owner’s and public’s interest and property values are also protected.

PERMITS ARE REQUIRED FOR:

- **New house or garage**
- **New addition to an existing house**
- **Alteration to a structure**
- **Structural repairs**

Site Work:

Patios, decks, stairs, walks
Fences, arbors, trellises
Driveway paving
Railings
Sheds
Swimming pools

General:

Chimneys, fireplaces, flues
Kitchen remodeling, cabinets, appliances

Bath remodeling
Porches – open and enclosed
Windows – change in size or location
Doors – change in size or location
Framing - floors, walls, roofs
Interior & exterior demolition
Skylights
Stairways
Roofing – reroofing & tear-offs
Fuel tank removal

Plumbing, Mechanical, Electrical:

Furnaces, heating units
Central air conditioning
Sump pumps, drain tile – interior & exterior
Sewer repair, clean outs
Hot tubs, jacuzzi, spas
Lawn sprinkler system
Interior piping changes
Water service upgrade
Electrical outlets, wiring changes
Electrical service upgrade, new electrical panel
Electric back-up generator

Special / Miscellaneous:

Signs, awnings and canopies - commercial
Elevators, wheelchair lifts
Tents – more than 7 days

Public Property:

Carriage and public sidewalks
Driveway apron – new, repair
Street openings & parkway openings

PERMIT ARE NOT REQUIRED FOR:

Playground equipment & treehouses
Landscaping - vegetation (hardscapes require permit)
Replacing windows & doors in existing openings
Replacing exterior siding & shingles
Replacing gutters & downspouts
Tuckpointing mortar
Water heater replacement
Window air conditioners
Wall coverings, painting & decorating
Patching, repair walls & ceilings

PERMIT PROCESS

- Submit a completed **permit application** (building permit, fence permit, tree permit) with all the necessary information (i.e. plans, plats of survey, work proposal).
- The plans and /or other documents submitted are reviewed for compliance with the Village's building codes (building, electrical, mechanical, plumbing) and Village ordinances (zoning, tree preservation, other ordinances). Permit applications that involve new houses, new garages, additions to an existing house, and impervious surfaces will have a zoning review, in addition to a plan review.
- After the permit application is approved, you will be notified that that the permit is ready and the cost of the permit. Payment is made at the time the permit is issued.
- After the permit has been issued, you may begin construction. Call the Village to schedule inspections of the work as indicated on the Required Inspection Sheet. Upon completion of the work, call the Village for a final inspection to close out the permit process. A Certificate of Occupancy is required for new houses and existing homes that were unoccupied during construction.