

Permit Submittal Checklist

This checklist is purposely brief and does not replace consulting the Village's adopted ordinances and codes. Applicants are responsible for ensuring that their project complies with the Village's adopted ordinances which are available on the Village's website.

The following must be provided;

- Completed Permit Application;
- Contractor Requirements;
- Current Plat of Survey.
Contact the Building Department to verify if a Plat of Survey is on record.
- Two (2) sets of Site Plans. The Site Plan may be drawn on the provided form. The Site Plan may also be drawn on an aerial photograph, Plat of Survey, or Septic Plan, as long as it contains all required information.
- Two (2) sets of construction documents that clearly identify the intent and demonstrate compliance.

If located in a floodplain, additional submittal information is required.

Inspections

Inspections may be scheduled Monday through Friday from 9am-4pm. Please provide minimum 24 hour notice.

- Footing
- Rough Framing
- Final

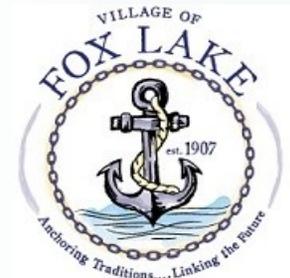
We make every effort to get to your inspection within a 15 minute window of your scheduled time.

Plumbing Inspections are scheduled through the Community Development Department and conducted by the Lake County Plumbing Inspector.

Decks



Building a Better Community



Community Development
66 Thillen Dr.
(847)587-3176
Monday-Friday 8am-5pm
www.foxlake.org



General Information

Within the Village of Fox Lake a permit is required to construct wood decks/guardrails/stairs. This includes, but is not limited to, freestanding decks, decks attached to structures, decks around pools, wood walkways and replacing stairs or guard rails.

Rebuilding an existing deck also requires a permit since codes and material loading capabilities change over time.

Any work started without the proper permits could cost the property owner a penalty fee in addition to the normal permit fee. The building permit shall expire within 6 months from the date of issuance.

Permit Fees

The permit fee for a deck is \$45.00.

Plan Review

The cost for residential Plan Review is \$.15 per square foot, with a minimum of \$60.00. **If located in a floodplain**, a



watershed development review fee in the amount of \$150.00 for residential and \$180.00 for commercial properties, will apply. Where outside review is required, additional fees may apply.

Setbacks

Setbacks from the property lines must comply with the adopted Village Code and Zoning Ordinance.

Setbacks from a property line abutting a road/street are determined by the zoning classification of the parcel. Please refer to the specific zoning requirements for each lot. Decks are not allowed to be constructed in a drainage or utility easement. No part of any deck shall be located closer than 5' to the rear or side lot lines.

General Code Requirements

General code requirements include, but are not limited to:

- Frost depth for footings is 42" minimum.
- A floor live load of 40 pounds per square foot (psf) is required.
- Lumber must be decay resistant/pressure treated.
- Ledger boards fastened to other structures must be done with a minimum of 1/2" lag bolts 16" on-center & staggered top and bottom.
- Spacing between spindles or other closures on guardrails & open side of stairs must not exceed 4".
- Guardrails are required on surfaces located more than 30" above other surfaces or grade below. Handrails are required on stairs of 4 risers or more.
- Minimum height of guard rails is 36" and hand rail heights must be between 34" and 38".
- Minimum stair run (tread) 10" and maximum stair rise is 7 3/4".
- Basic Beam sizes are determined by a combination of elements including lumber sizes, post spacing and amount of load attributed to the beam which is referred to as the tributary load.
- A roof covering, screen room and sunroom attached to the residence requires continuous footings, unless approval from an Illinois Registered Architect or Structural Engineer is submitted.