

Permit Fee Schedule

- ◆ Alterations, Repairs, and Remodeling, plus new Deck, Patio, and Swimming Pool Fees are based on the project value. Review fees, Electrical and Plumbing Inspections, and Public Works Utility Fees may apply

PROJECT VALUE	FEE
\$1,000 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	
◆ Bonfire	\$25
◆ Demolish any Building.....	\$75/10 ft of height plus \$30/1,000 sq ft of ground coverage
◆ Driveway (repave or replace)	\$60
◆ * \$500.00 Refundable Road Bond may be required	
◆ Electrical or Plumbing Inspection	\$150
◆ Emergency Generator ~ Permanent	\$200
◆ Fence	\$.50 plus \$.05 per linear foot
◆ Fireplace	\$75
◆ Furnace or Water Heater Replacement	\$50
◆ Garage ~ detached; 120-200 sq ft max.....	\$.38/sq ft
◆ * Plus utility fees may apply	
◆ 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
◆ Tree Removal, live (no fee for dead).....	\$23
Other:	
◆ Architectural Review ~ minimum	\$150
◆ B&Z Plan Review ~ minimum.....	\$75
◆ Public Works Review ~ minimum.....	\$50
◆ 6-Month Permit Extension.....	\$50
◆ Residential Dwelling Inspection	\$75

Fees Effective as of October 20th, 2009

How to Contact Us...

Village of Wauconda Building & Zoning Department

109 W. Bangs Street
Wauconda, Illinois 60084
Phone: 847-526-9609
Fax: 847-526-8967

Office Hours:

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

Permit Desk Hours:

Monday Through Friday
8:00 am to 4:30 pm
Closed 1:00 pm - 2:00 pm

Staff:

Building Commissioner
Joseph E. Schwarz

Building Inspectors

Charlie Buschick

Economic Development Coordinator

Debra Ogorzaly
e-mail: dOgorzaly@wauconda-il.gov

Visit our web site at:

www.wauconda-il.gov

The Building & Zoning Department tab contains useful information including links to:

Village Ordinances
Village Building Codes
Village Zoning Map
Village Comprehensive Plan



BUILDING AND ZONING DEPARTMENT

Building Permit Fees & Requirements



Mayor

Mark F. Knigge

Trustees

Patrick Murphy
Lincoln F. Knight
Jean Mayo
Ed Lochmayer
John F. Barbini, Ed.D
Pamela Wahl

Village Administrator
Daniel E. Quick

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 Basements
- ◆ Decks, Patios, and Porches
- ◆ Demolition
- ◆ Driveways, Parking Lots, and Sidewalks
- ◆ Electrical or Plumbing upgrades
- ◆ Fences, Seawalls, and Piers
- ◆ Fireplaces
- ◆ Furnaces, Water Heaters 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 and Fascia, Windows and Doors
- ◆ Signs and Flagpoles
- ◆ Swimming Pools and Hot Tubs
- ◆ Tree Removal, dead or alive

A Permit or Inspection is Required for:

- ◆ Garage Sales (no fee required)
- ◆ 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 Requirement & Additions 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
- ◆ International Energy Conservation Code with 2004 supplement

Plus:

- ◆ Illinois State Plumbing Code 2004
- ◆ National Electrical Code 2005

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

- ◆ Call **847-526-9609** to schedule your required inspections. **ALL projects require a final inspection.**

- ◆ All Village Ordinances and Building Codes are posted on the Village website: www.wauconda-il.gov