



Village of Round Lake Community Development

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RESIDENTIAL NEW CONSTRUCTION PERMIT GUIDELINES

PERMIT APPLICATION CHECKLIST

- Completed permit application.
- Current plat of survey, showing all existing easements, utilities, property lines and dimensions (3 copies).
- Architectural stamped plans (3 copies).
- Copy of letter signed by original buyer opting out of residential automatic fire sprinkler system.
- Contractor requirements.

PERMIT FEES

Permit fees are set forth in Chapter 20.56.010 of the Village's municipal code.

BUILDING CODES

2018 (IRC) International Residential Code
2018 (IFC) International Fire Code
2018 (IFGC) International Fuel and Gas Code
2018 (IMC) International Mechanical Code
2017 (NEC) National Electric Code

2018 (IMPC) International Property Maintenance Code
Illinois Energy Conservation Code, current edition
Illinois Plumbing Code, current edition
Illinois Accessibility Code, current edition

In addition to the aforementioned requirements, applicants must comply with the Village of Round Lake Zoning Ordinance, Village of Round Lake Municipal Code and the Lake County Watershed Development Ordinance.

PERMIT GUIDELINES

The village of Round Lake has made the automatic fire sprinkler system optional for townhouses and one- and two-family dwellings. Village code requires the builder to offer in writing the original buyer the option of having a sprinkler system installed. A copy of said document signed by the buyer clearly stating which option was chosen must be included with permit application.

Complete set of architectural stamped plans (by an Illinois licensed design professional) shall include:

- Site Plan, signed and sealed by a licensed surveyor or engineer.
- Grading Plan to include the following:
 1. Topographic survey showing existing and proposed contours (1' intervals) with the location and the elevation of the benchmark noted.
 2. Proposed top of foundation elevation, top of foundation elevation for all adjoining structures and top of curb elevations for roadway adjacent to property.
 3. Proposed location of sanitary and water service.
 4. Location of soil and sediment erosion control barriers.

5. A note must appear on the plans stating all disturbed areas shall be fine graded, top soiled, 4" minimum, and seeded prior to final occupancy.
 - Footing and foundation.
 - Basement floor, first floor, second floor.
 - Floor framing.
 - Roof framing.
 - Mechanical plans as requested.
 - Quarter and half section plans shall be submitted indicating details not shown on plans.
 - Floor and roof truss specifications.
 - Front, rear and side elevations.
 - Light, ventilation & energy conservation calculations on plans.
 - Schedule of material shall be submitted for windows, doors, insulation, finish materials, plumbing fixture and pipe, electrical equipment, devices and materials, heating equipment and materials. Cut sheets required for windows/skylights (u-factor) and HVAC equipment.
 - **Roof:**
 1. Truss (manufacturer, number, dimensions, spacing, and engineer's specifications).
 2. Rafters (dimensions, species, grade, spacing).
 - **Fireplace:**
 1. Factory built (model, dimensions, and placement).
 2. Masonry (dimensions, type and placement).
 - **Electric:**
 1. Smoke detectors- 110 V. with battery backup operated, are required in each sleeping room and on each level of house, within 15' of sleeping room door, including the basement and all shall be interconnected.
 2. CO2 detector located within 15' of sleeping rooms.
 - **Chimney for heating unit:**
 1. Factory built (type, dimensions, model, height above roof, specification).
 2. Masonry (dimensions, type, height above roof).
 - **Garage:**
 1. No opening between garage and sleeping rooms.
 2. Floor must be non-combustible.
 3. Floor vertically separated from living area by at least 6".
 4. Detached garage must be separated from dwelling by at least 10'.
 - **Crawl Spaces:**
 1. Must be ventilated, unless exposed earth is covered with continuous Class 1 vapor retarder.
 2. Crawl space floor, minimum 2' concrete (slush coat) over poly vapor barrier and minimum 2" of gravel fill.
 - **Plumbing:**
 1. Exterior water service lines are required to be type K.
 2. The basement, or lowest level, is required to have a floor drain.
 3. A gas tight, vented sump is required for any plumbing fixtures or floor drains below.

INSPECTIONS

- Footing
- Water Service /Sewer Service
- Foundation Wall Pre-Pour
- Foundation**
- Backfill
- Underground Plumbing
- Ice and Water Shield
- Rough: Electrical, Framing, Plumbing
- HVAC
- Insulation
- Energy Code Compliance (Blower Door)
- Electrical, Fire Stopping, Fire Caulk
- House Wrap
- Electrical Service
- Garage Slab, Pre-Pour
- Basement Slab, Pre-Pour, Crawl
- Service Walk and Stoop, Pre-Pour
- Driveway, Pre-Pour
- Final Plumbing
- Final**

****Foundation:** Spot Survey, confirming setbacks must be submitted.

****Final:** Final Grading Plan & final plat of survey must be submitted.

To Schedule an inspection, please contact the Community Development Department at (847)546-0963. Please call to schedule inspections a minimum of 24 hours before the required inspection. Additional fees will apply for re-inspection.