

Village of Wadsworth
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Wadsworth, Illinois 60083

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Village of Wadsworth
The Village of Country Living

Decks & Patios

Version 4/24/2015

Email: info@villageofwadsworth.org

Building Permit Pre-Application Package

Decks & Patios

Please submit the following minimum documentation to the Village of Wadsworth Building Department. The Village will contact you when the permit is ready to be issued. Please note that incomplete or inaccurate application materials will significantly delay the permitting process.

- (1) Building Plans – Two (2) sets. Include the following minimum requirements:
 - Drawn to scale;
 - Provide construction detail for the proposed decks or patios and any associated walks, buildings, etc.; and,
 - Show electrical installations per NFPA 70: National Electrical Code requirements.

- (2) Plat of Survey – One (1) full-sized. Include the following minimum requirements:
 - Prepared by Illinois registered land surveyor;
 - Surveyor seal must be shown and signed;
 - Include legal description;
 - Show all current improvements (building, pavements, septic location, fences, etc.) on property;
 - Show all setback distances between structures and property lines; and,
 - Show all easements and deeded restricted areas.

- (3) Complete the enclosed *Building Permit Information Sheet*. List the names, addresses and telephone numbers of all contractors that you will use.
 - Roofers and plumbers are required to submit a copy of their State License with the Village; and,
 - Per the Illinois Plumbing Code, licensed plumbing contractors are required.

- (4) Copy of Lake County Health Permit
 - Health Department approval required on location of deck or patio structure.

Review and/or approval of these plans does not imply that all errors & omissions are noted herein; nor does it relieve the applicant from adhering to and complying with all requirements and regulations of the Village of Wadsworth's Building Code, Zoning Ordinance and other applicable codes, requirements or regulations.

Please consult with Section 8-1 of the Village Code to view the Village's locally adopted building codes and amendments to said codes.

Selected excerpts of Village's Residential Building Code Amendments

Note: Please consult with on-line version of Village's adopted building codes in order to ascertain if a Village building code amendment affects your individual project; not all amendments are listed below.

8-1-3-1: AMENDMENTS TO INTERNATIONAL RESIDENTIAL CODE:

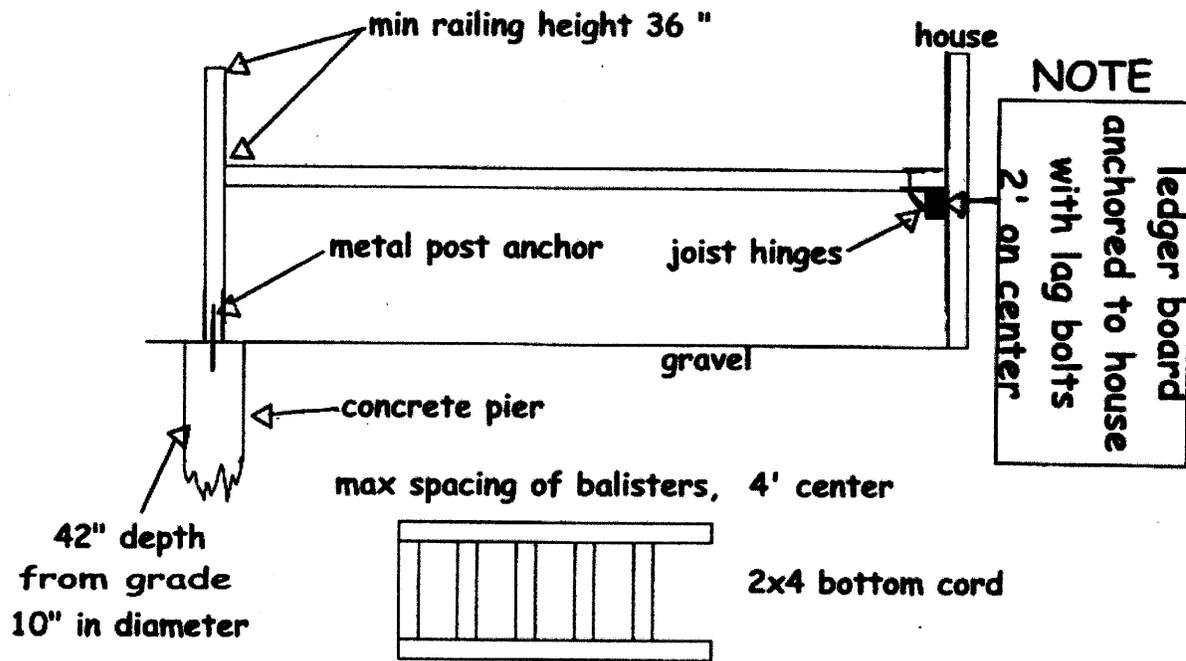
R311.5.6 Handrails. Handrails shall be provided on at least one (1) side of each continuous run of treads or flight with three (3) or more risers.

R311.5.6.4 Other Handrail Requirements. A center handrail must be provided on all stairways over sixty (60) inches (1524 mm) in width. Said stairways are required to have guards that are in accordance with section R312.

R312.1 Guards. Porches, balconies or raised surfaces located more than twelve (12) inches (304.8 mm) above the floor or grade below shall have guards not less than thirty-six (36) inches (914.4 mm) in height. Open sides of stairs with a total rise of more than thirty (30) inches (762 mm) above the floor or grade below shall have guards not less than thirty-four (34) inches (863.6 mm) in height measured vertically from the nosing of the treads. Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than twelve (12) inches (304.8 mm) above the floor or grade below.

Section R325 - Decks And Porches

R325.1 General. Concrete piers supporting wood decks must be not less than eight (8) inches (203.2 mm) in diameter and forty-two (42) inches (1066.8 mm) deep. The enclosure or screening of decks or porches with a roof that is in conformance with the provisions of this code is permitted. Decks and porches are only permitted to be enclosed or screened using insect screening. The use of translucent plastic, transparent plastic, glass or other materials to enclose or screen decks and porches is prohibited.



**WHEN SUBMITTING PLANS
MUST BE IN 1/4 INCH SCALE**

**SEE SECTION R-312
INTERNATIONAL CODE 2006**

**VILLAGE OF WADSWORTH
BUILDING AND ZONING DEPARTMENT
INFORMATION SHEET**

Permit Number	PIN Number	Subdivision Name	Lot Number	Date

Total Cost of Project: \$	Township: Benton / Newport / Warren	LCHD Permit #:
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Project Description:

Please List:	Name	Address	City, State, Zip	Phone Number	State License
Property Owner					
General Contractor					
<i>Sub Contractor(s)</i>					
Carpentry					
Concrete					
Drywall					
Excavating					
Electrical					
Elevator					
Garage Doors					
Glazing Windows					
Gutters,Sofits,Facia					
Heating					
Insulation					
Landscaping					
Masonry					
Plumbing					
Painters					
Roofing					
Septic					
Siding					
Sign					
Steel					
Well					



LakeCounty

Health Department
and Community Health Center
www.lakecountyil.gov/Health/PHS.htm

Population Health Services
500 W. Winchester Road, Suite 102
Libertyville, IL 60048
ph: 847.377.8020 / fax: 847.984.5622

APPLICATION FOR PROPERTY ALTERATION/ADDITION

PERMIT (A/P) # _____ **DATE RECEIVED** _____

PROPERTY INFORMATION

P.I.N. _____
Street Address _____
Subdivision-Lot # _____
Township _____

APPLICANT

Name _____
Address _____
Phone _____

PROPERTY OWNER/MAILING ADDRESS

Name _____
Address _____
Phone _____

PROPOSED ALTERATION



Health Department
and Community Health Center

Environmental Health Services

<http://health.lakecountynj.gov/Pages/Environmental-Health.aspx>

INSTRUCTIONS FOR COMPLETING PROPERTY ALTERATION/ADDITION REQUEST FORMS

On properties serviced by an Onsite Wastewater Treatment System or private water well, construction should not be undertaken without the prior written approval from the Lake County Health Department and the governing building department.

Please contact the sanitarian in your area for assistance in obtaining the necessary information.

Plans are reviewed on a first come/first served basis and may require up to 15 working days to complete.

Lake County Health Department staff will review your property alteration request when the following information is submitted along with this completed request form and the appropriate fee:

- 1) Provide the Onsite Wastewater Treatment System (OWTS) permit number or furnish a drawing of the existing seepage field signed by a Lake County licensed septic contractor/designer or registered engineer experienced in septic systems.
- 2) Submit **THREE COPIES** of a plat of survey or scaled lot drawing, showing all **existing** building structures, water wells, driveways, parking areas, etc. located on the property, as well as all components of the septic system. **The plans must be drawn to scale and the scale used must be indicated, i.e. 1:10, 1:20, 1:30.**
- 3) Submit **THREE COPIES** of architectural floor plans of the house, existing and proposed, if working within the current foundation footprint. **NOTE: A change in total number of bedrooms or bathrooms may require a modification or replacement of the septic system to meet current code requirements.**
- 4) If the proposed property alteration extends beyond the present foundation footprint, the proposed addition must be shown on the required scaled drawing.
- 5) If necessary, be prepared to locate and plot all water wells and septic systems on adjacent properties.
- 6) Additional bedrooms or bathrooms will require a soil evaluation, unless current soil information is on file.

Only when the required information has been fully and accurately submitted can this department determine if your existing property meets the applicable requirements, and grant approval for your property alteration request.

An office review may be possible when the submitted information is accurately provided and the septic system meets current code requirements.

Fees: Assessed per Lake County Board of Health Ordinance Article XIII