



At the Heart of Community



Rules & Restrictions

*All work must comply with the 2018 International Residential Code, the 2011 National Electric Code, the 2024 Illinois Energy Conservation Code, and the current Village of Lake Zurich Building Ordinances.

*GFCI's (Ground Fault Circuit Interrupter) must be provided if within 6' of water. Outlets in unfinished areas shall be GFCI protected.

*Provide electrical receptacles and closet lights per code.

*Minimum ceiling height 7'. Older homes contact Building Department for allowance.

*If installing backflow preventers, include the Cross-Connection Control Device Inspector's name, address, telephone number, and a copy of their current C.C.C.D.I license.

*Basement bedroom restrictions: requires emergency egress windows (IRC Regulation) and Smoke and CO detectors. (May not create a separate dwelling unit).

Note:

*If an inspector needs to return more than once for the same phase of any required inspection, a \$100.00 re-inspection fee will be required to be paid before the re-inspection takes place.

Occupancy

*A Certificate of Occupancy is required and will be emailed to the applicant upon successful completion of all necessary inspections.

Basement

Residential Remodeling

Materials

*Electrical wiring shall be run in conduit only.
** "Romex" is not permitted**

What to Submit

*Completed application.

*2 hard & electronic copies of plans, drawn to scale, noting what is existing and what is proposed. Must include entire basement floor, including crawl space.

*Provide location and panel schedule of the electric service panel and the availability of additional circuits, with no more than ten openings per circuit.

*Indicate if home has sprinkler system.

*Note the location of smoke detectors. Smoke detectors shall be 10 year battery backup type.

*Note the means of ingress and egress to the outside by means of a door or window. (Minimum 20"W x 24"H).

*Provide framing details; i.e. type, size, spacing, ceiling height, etc.

*Note the wall finish, floor covering, built-in bars, cabinets, etc.

*Indicate the installation of firestopping per the Building Code.

*Provide applicable locations, specs on appliances if new install, & indicate how

*Any changes to plumbing require a plumbing line drawing. Include a complete list of existing plumbing fixtures in the building. Include existing water service and water meter size.

Costs

Plan Review and Permit Fees are determined by the square footage of the job. A fee schedule is available on our website under the municipal code.

\$500.00 Building Deposit

*If final inspection is not scheduled and approved prior to expiration date on permit, the building deposit will be forfeited to the Village.

Inspections

*Inspections are scheduled for A.M. or P.M. Monday through Friday with 48 hours advance notice. Same day re-inspections are not available.

*Rough plumbing inspection.

*Rough building inspection. The framing, electric, and HVAC are all completed in ONE inspection.

*Above ceiling inspection.

*Insulation inspection.

*Final inspection.

I have read and reviewed these requirements.

Signature of Applicant

Date