



# Building Permit Guide

This list is **NOT ALL-INCLUSIVE** it is intended as a guide.

Please call the Village Engineer James Anderson Company to ask about your project at (847) 295-3322 before starting your project.

<b>NO PERMIT REQUIRED</b> (Generally maintenance items with no structural change)	
<b>Building Code Issues</b>	<ul style="list-style-type: none"> <li>▪ Replace fixtures</li> <li>▪ Replace a roof (no changes, such as dormers, gables, etc.)</li> <li>▪ Replace siding (no changes)</li> <li>▪ Replace windows (in the same openings – no changes)</li> <li>▪ Replace a sink (no plumbing to a different location)</li> <li>▪ Replace a toilet (no plumbing to a different location)</li> <li>▪ Tuck-point and caulk</li> <li>▪ Install new kitchen or bathroom cabinets (no structural changes, to walls, ceiling, floor, etc.)</li> <li>▪ Construct a storage building under 150 square feet (no electric or plumbing)</li> <li>▪ Pump and maintain an existing permitted septic system</li> </ul>
<b>PERMIT REQUIRED</b> (Generally new construction, additions, major alterations, or structural changes)	
<b>Building Code Issues</b>	<ul style="list-style-type: none"> <li>▪ Build a new home, guest house, accessory building or stable</li> <li>▪ Build a home addition or an addition to another building</li> <li>▪ Demolish an existing building or part of a building</li> <li>▪ Structural changes (add/remove walls or dormers, change window size, etc.)</li> <li>▪ New or replacement of a septic system</li> <li>▪ Electrical or plumbing changes anywhere on a property</li> <li>▪ Adding a bathroom or kitchen to an existing building</li> <li>▪ Install or remove a swimming pool</li> <li>▪ Construct or remove a driveway</li> <li>▪ Change an existing fence</li> <li>▪ Install a generator</li> <li>▪ Install an electric vehicle charger</li> <li>▪ Install an irrigation system</li> <li>▪ Install a deck</li> <li>▪ Install solar panels</li> <li>▪ Install an entry gate</li> <li>▪ Install a patio</li> </ul>
<b>Watershed/Stormwater Issues</b>	<ul style="list-style-type: none"> <li>▪ Change in grade in excess of 2 inches</li> <li>▪ Disturb over 5,000 square feet of land surface area</li> <li>▪ Construct or removal of a berm</li> <li>▪ Place a pier or dock in a stream or river</li> <li>▪ Construct or fill in a pond</li> <li>▪ Work in a stream or wetland or in a stream or wetland buffer area</li> </ul>