What Projects Require a Building Permit?

By Village of Island Lake Ordinance, a Building Permit is required for all new construction, alterations, replacement, or repairs such as, but not limited to, the following:

- Additions and basement build-outs.
- Paver patios and walkways.
- Decks and porches.
- Concrete slabs, patios and sidewalks.
- Demolitions of any structure.
- Dumpster in residential area.
- Driveways and parking lots.
- Electrical new or upgrades (Copper wire and metal conduit is required.
- Plumbing new or upgrades
- Seawalls, docks and piers.
- Fireplaces and fire pits.
- HVAC new or upgrades. Heating and/or AC units. Water heaters.
- Fences, garages and sheds.
- Gazebos, screen rooms and pergolas.
- Kitchen or bath remodeling that involves structural and/or utility changes.
- Roofing, gutters and downspouts.
- Siding, fascia and soffit.
- Windows and doors.
- Signs and flagpoles.
- Swimming pools and hot tubs.

Permit fees are based on the project value. Plan review and/or inspection fees may also apply.

Permit Requirements

✓ Submit completed permit application. Application is available on village web site under “forms” or at village hall.

✓ If applicable, include plat of survey and/or drawing detailing project

✓ If applicable, include a letter of approval from homeowners association.

✓ Include estimate or contract from contractor

✓ All contractors working within the village must be registered. If the contractor is not registered, they must register, provide a Certificate of Liability & any applicable licenses before the permit can be accepted.

Only permit applications with all the above items included will be accepted and considered for approval.

Revised October 30, 2019