



VILLAGE OF LAKEWOOD BUILDING DEPARTMENT

2500 LAKE AVENUE • VILLAGE OF LAKEWOOD, IL 60014
815.459.4671 • FAX 815.459.8346

GUIDELINES FOR NEW SINGLE-FAMILY RESIDENCES

Please submit 1 electronic PDF of the following documents by USB thumb drive or by email to building@village.lakewood.il.us. All documents listed below shall be submitted as one comprehensive submission. Incomplete submissions will not be accepted. Documents will not be distributed for review until all listed items and payment are received. Lead time is 10 business days for the first review and each subsequent review. Additional plan reviews and inspections will incur additional fees.

SUBMIT PDF via EMAIL or USB:

- Building Permit Application
- Stormwater Management Permit Application
- Grading/Stormwater plans stamped by an Illinois licensed engineer
- Plat of Survey stamped by an Illinois licensed surveyor
- Architectural drawings stamped by an Illinois licensed architect
- Landscaping plans that comply with the Village code below
- Plumber's Letter of Intent on Plumber's Letterhead with a copy of the Plumber Registration from the State of Illinois Health Department. Include Water and Waste Riser Diagrams with sizing included. Include Water and Drain Fixture Unit Counts.
- A copy of the Roofer's License and a Letter of Intent on the roofer's letterhead
- A General Contractor's Surety bond (License & Permit Bond) from the Contractor's insurance company made to the Village of Lakewood in the amount of \$10,000

All plans submitted shall meet all Village Codes, but specifically the requirements as set forth by the following chapters of Village Code:

- Chapter 17 Zoning Code
- Chapter 19 Building Code
- Chapter 21 Landscape Code
- Chapter 29 Stormwater Management
- Chapter 36 Architectural Review Process (Architectural Requirements)

IN-PERSON or ONLINE PAYMENTS:

- Payment at time of application for \$660 plus Stormwater without special flood hazard or wetlands. \$1495 with Flood Hazard or Wetlands \$1820 [Chapter 29.14 fees, Chapter 19.15 fees, Chapter 36.03 fees]
- The Final Permit fee is calculated once plans are reviewed and approved [Chapter 19 Fees]

BUILDING DEPARTMENT REQUIREMENTS

- Contact JULIE before you dig, dial 811 or 1-800-892-0123
- All inspections are scheduled the prior business day

- Permit Expires in 6 months if no inspection scheduled- 1 year otherwise. Permit Extension: ½ original fee (2 max). Permit Reinstatement: ½ original fee, but only ½ the time. Permits Expired without work completed are closed and not refundable.
- Any changes to the plans require resubmittal and review. Additional reviews and/or inspections shall incur additional fees.

APPLICABLE BUILDING CODES

2018 International Residential Code (IRC) with Local Amendments

2018 International Building Code (IBC) with Local Amendments

2017 National Electrical Code (NEC) with Local Amendments

Currently State Adopted Illinois Plumbing Code

2018 International Fuel Gas Code (IFGC)

2018 International Mechanical Code (IMC)

2018 International Swimming Pool and Spa Code (ISPSC)

Currently Stated Adopted Illinois Energy Conservation Code



OVERWEIGHT TRUCK PERMITS

Please Contact Village of Lakewood Police Department For More Information

2500 Lake Avenue
 Village of Lakewood, Illinois 60014
 Telephone: (815) 459-2151

Overweight Permits are required on trucks under the following conditions:

The truck and load consist of one load which cannot be dismantled or disassembled in a reasonable amount of time (non-divisible load) as defined per 625 ILCS 5/1-148.8 and exceeds the following criteria:

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| <ul style="list-style-type: none"> • Weight: <ul style="list-style-type: none"> ○ 80,000 pounds gross weight ○ 20,000 pounds if single axle ○ 34,000 pounds if tandem axle ○ Any weight exceeding Federal Bridge Law | <ul style="list-style-type: none"> • Size: <ul style="list-style-type: none"> ○ 8 foot 6 inch width ○ 13 foot 6 inch height ○ Semi-tractor or trailer - 55 foot length ○ Truck trailer - 60 foot length ○ Single vehicle - 42 foot length |
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Overweight Permits are \$100 for a single trip and \$200 for a round trip carrying the same piece of equipment. Please fill out the form to request a permit located on the Village of Lakewood website at www.village.lakewood.il.us or request at Village Hall. A completed application as well as a check or a copy of the check being mailed is required prior to issuance of the permit.