BUILDING ADDITION PERMITS

SCOPE: The following permit information is applicable for building additions including garage, sunroom, indoor pool, etc.

REQUIRED APPLICATION MATERIALS:

- Permit Application Form (www.southbarrington.org, Government, under Building & Engineering)
- Two (2) sets of architectural drawings signed & sealed by an Illinois Licensed Architect
- Scaled Engineered Site Plan with topography, dimensions, proposed grade changes
- As-built septic system plan (if applicable)
- Copy of contract or proposal
- Subdivision Architectural Approval Letter
- $ 500.00 Application Fee
- $ 500.00 Deposit toward Plan Review Fee

LOCATION CRITERIA:

1. No portion of permitted project may extend into the required front, rear or side setbacks of the property. (Certain exceptions for The Woods Subdivision.)

2. The addition must be located so that all required minimum distances to septic system components and access to the well are maintained (if applicable). The as-built septic system components shall be indicated on the site plan whenever the addition is located on the septic side of the house. The following are the minimum distances required:

   - Building to septic tanks: 10 feet
   - Building to drop boxes: 20 feet
   - Building to septic trenches: 20 feet

If septic system revisions are necessary to maintain these minimum distances, all septic revision work must be completed before the building permit can be issued. The septic work is completed under a separate permit with the Village and requires a Septic Engineer to prepare a septic design drawing indicating all work required.

ARCHITECTURAL DRAWING REQUIREMENTS:

All architectural plans shall address those issues outlined in the Village “Architectural Plan Review Checklist” and shall include at least the following:

- Scaled Engineered Site Plan showing all existing and proposed improvements on the lot including topography, grade changes, septic system components, setback lines, downspout lines that are affected by the addition, intended path of access to the addition during construction, protection of septic field with fencing and all critical dimensions indicated.
MISCELLANEOUS INFORMATION:

1. If the proposed addition increases the ‘Bedroom’ count of the project, additional septic work may be required to bring the size of the septic field into compliance with the Village Septic Ordinance.

   If the size of the septic field must be increased, all septic revision work must be completed before the building permit can be issued. The septic work is completed under a separate permit with the Village and requires a licensed Engineer knowledgeable in the design of septic systems to prepare a septic design drawing indicating all work required.

2. The existing septic field shall be protected at all times during construction to prevent traffic from entering the septic area. The septic field shall be protected by a 4-foot-tall protective fence. Absolutely no traffic is allowed on the septic field.

3. A new Plat of Survey prepared by a Registered Illinois Land Surveyor must be prepared upon completion of the addition. The survey must show the exact house and addition locations with dimensions to adjacent property line and all critical points.

PERFORMANCE DEPOSIT:

A performance deposit (cash or check) is required from both the General Contractor and the property owner at the time the permit is issued. In the event that damage occurs to village streets, easements, etc. from any construction or landscaping work, or if the spotted survey indicates that the project encroaches into a required yard, the deposit will be retained until the problem is resolved to the satisfaction of the Village Building Department. “Request for Release of Performance Deposit” forms are available online at [www.southbarrington.org](http://www.southbarrington.org).