



GENERAL BUILDING INFORMATION

FOR NEW SINGLE FAMILY RESIDENCES AND ADDITIONS TO EXISTING SINGLE FAMILY RESIDENCES

RESIDENTIAL BUILDING CODE:

- CABO 1 & 2 Family Dwelling 1986

ELECTRICAL CODE:

- 1987 National Electrical Code
(1) amendment re: all wiring copper and in conduit
(refer to www.longgrove.net)

PLUMBING CODE:

- Current year Illinois State Plumbing Code
(1) amendment re: cast iron underground; ductile
iron through the foundation (refer to www.longgrove.net)

MECHANICAL CODE:

- BOCA 1987 National Mechanical Code

SCHEDULING BUILDING INSPECTIONS: (847) 634-9440

- 24 hours advance notice required when scheduling building inspections
- 2 weeks advance notice required when scheduling temporary occupancy inspections
- Please provide the following information when calling:
(after business hours, please leave a voice message with clear and complete information)
Address, lot number, subdivision, permit number, your name and contact phone number, day/date and A.M. or P.M. preference
(A.M.= 10:00am -12:00pm P.M.= 1:00 -3:00pm approx.)

NEW SINGLE FAMILY RESIDENCE BUILDING INSPECTIONS:

This list is intended to be a guide only; additional inspections unique to your building project may be required.

- Site and stakeout (new residences only)
 - Footing prepour
 - Foundation wall prepour
 - Foundation backfill
 - Underground plumbing
 - Basement and garage floor prepours
 - Electrical service
 - Water service
 - Sanitary sewer service
 - Rough framing, electrical, HVAC, and plumbing
 - Temporary occupancy building, electrical, HVAC, and plumbing (new residences only)
 - Final building, electrical, HVAC, and plumbing
- Other:
- Radiant heat
 - Electrical wires pulled
 - Storm sewer
 - Fireplace prepour, damper & flue
 - Stoop prepours
 - Flatwork (patio, driveway, etc.) base & final
 - Culverts
 - Deck piers, rough & final

FIRE SPRINKLER SYSTEM INSPECTIONS:

Please contact the corresponding fire department directly.

- Long Grove Fire (847) 634-3143
- Countryside Fire (847) 367-5511

SITE STAKEOUT INSPECTION:

- The Village of Long Grove requires a site and stakeout inspection prior to excavation for a new residence. Aside from foundation stakeout, permit card must be posted, conservancy signs (if any) must be posted, silt fence must be trenched, portable toilet must be on-site, and driveway must be stabilized in accordance with LCSWMC.

AS-BUILT:

- Village requires submittal of as-built top of foundation elevation spot survey prior to framing construction.

PERMIT DURATION:

- A building permit is valid for 18 months, however it may be extended for one additional 6-month period for a \$100 permit renewal charge.

MINIMUM REQUIREMENTS FOR TEMPORARY OCCUPANCY FOR A NEW RESIDENCE:

- Completed T.C.O. Request Form submitted 2 weeks in advance
- As-built exterior finished grading topography site plan submitted 2 weeks in advance
- Finished grading must be approved
- Building and life-safety code compliance
- Final fire sprinkler system inspection approved
- Minimum (1) working kitchen sink and working bath sink, toilet, tub or shower
- Blank light fixture boxes must all have keyless light fixtures

TEMPORARY CERTIFICATE OF OCCUPANCY DURATION:

- Expires after 180 days, within which time a (final) Certificate of Occupancy must be attained
- Expiration of the Temporary Certificate will result in reduction or loss of security deposit, as well as other fees associated with additional inspections.
- Expiration of the Temporary Certificate will be recorded in the Lake County Recorder's Office.

CERTIFICATE OF OCCUPANCY (FINAL) REQUIREMENTS:

- All items noted by inspectors at temporary occupancy inspections must be completed, including minimum landscaping requirements.
- All outstanding re-inspection fees must be paid.
- There shall be no damage to roads or neighboring properties
- Tree replacement agreement (if any) must be satisfied

RELATED FEES:

- Re-inspection \$110.00 (minor) or \$220.00 (major)
- Red tag fee \$500.00
- Permit renewal fee \$100.00
- Penalty for work started prior to permit issuance is double the permit fees

This information is intended as a guide for permit applicants. Please refer to the Village web site, www.longgrove.net, for Village ordinances and building code or contact the building department for more information.