ADDITION/HOME RENOVATION REQUIREMENTS

All contractors and subcontractors doing business in the Village of Hawthorn Woods **must be registered with the Village**. The term "contractor" and "subcontractor" shall include, but not be limited to: any person or company who undertakes to construct, alter, improve, install, repair, remodel, rehabilitate, renovate or move any land, house, building or other structure (of any kind or nature, whether residential or not) or any fixture or any other item that is located on or in the ground and/or attached to something that is located on or in the ground. All registrations are $150.00 per calendar year.
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ENERGY EFFICIENCY COMPLIANCE

By ordinance, The Village Board has adopted the "National Energy Code Requirements for Construction". Effective September 1, 2006 all plans submitted for building permit for either a new home or addition must comply with:

- 2000 Edition International Residential Code
- Illinois State Plumbing code current edition
- International Residential Energy Code
- Hawthorn Woods Zoning Ordinance.

Hawthorn Woods is in **Zone 14** (taken from table N1101.2 of the 2000 International Residential Code).
Zone 14 has **HDD (Heating Degree Days) of 6,500 – 6,999** which indicates the required R-values for our zone.

Unless minimum R-values and construction wall/roof assemblies are clearly indicated showing compliance with Table N1102.1, plans will be rejected. Minimum R-values will be required for the following:

Walls above grade	(2 X 4)	R12-15	(2 X 6)	R12-19
Ceilings & Attics		R-49		
Basement walls		R-11		
Crawl spaces		R-4		
Joist ends		R-21		
Floors		R-30		
Glazing "U" factors		.32 or less		
See chapter 11 for additional information				

An alternative method is to demonstrate compliance by providing a REScheck calculation as provided by a free download proof of compliance program issued by the Department of Energy.
Go to www.energycodes.gov/rescheck and click on Download REScheck software. Simply insert the actual R-values for various components of the building envelope and requested in the REScheck worksheet. A notice of COMPLIANCE or NON-COMPLAINCE will be issued upon completion of the worksheet. The design professional will sign the worksheet and submit the copy with the permit application.

CHECKLIST FOR OBTAINING A BUILDING PERMIT

The following information is required to obtain a building permit. Incomplete or inaccurate information will delay the processing of your permit.

- ❑ Obtain contractor/subcontractor registration through the Village
- ❑ Complete building permit application
- ❑ Two (2) sets of complete plans indicating existing conditions and proposed new work.
- ❑ Plans should be prepared by a licensed Illinois Architect if any structural work is required, or cost of construction exceeds $10,000.00. Interior alterations may not require stamped drawings if permission is received from Village.
- ❑ Exterior additions altering original footprint and occurring on homes serviced by a private septic system will require approval by the Lake County health department **PRIOR** to submission for a building permit.
- ❑ Three (3) copies of a site development/grading plan prepared by a registered professional engineer. See Section 8-6-3 of the Village Code.
- ❑ Lake County Health Department septic and well approvals (If applicable)
- ❑ Homeowners Association approval (if applicable)
- ❑ Two (2) plats of survey
- ❑ **$350.00 PLAN REVIEW FEE COLLECTED AT TIME OF APPLICATION**

PLAN REVIEW & PERMIT FEE INFORMATION

Plan Review Fee:	$350.00	
Permit Fee:	$.50/SF living space	$.25/SF. non-living space
Base Fee:	$300.00	
Inspection Fees:	See Below	
Plumb. Fixtures:	New = $25.00 each	Replacement = $15.00 each
Water Heaters:	$35.00 each	
Sump/Ejector Pumps:	$35.00 each	
Drain Tile:	$35.00	
Cert. of Occupancy;	$100.00	
Archiving fee:	$40.00	
Road Bond:	$4,000.00 (refundable)	

INSPECTIONS

Prior to any lumber being delivered, a spotted survey showing top of foundation elevations and building set back locations are required. This survey must be returned prior to framing.

The following inspections ***may*** be required during the construction of a home addition/renovation:

Site	$53.00	Underground Plumbing *	$106.00
Gas Piping	$53.00	Aboveground Plumbing *	$106.00
Footing	$53.00	Final Plumbing *	$106.00
Foundation	$53.00	Rough Electric *	$106.00
Flatwork & Patio	$53.00	Final Electric *	$106.00
Backfilling	$53.00	Final Overall	$106.00
Rough Framing *	$160.00	Final Site (Bond Refund)	$53.00
Insulation *	$106.00	Fireplace	$53.00
Grading	$73.00	Right-of-way	$53.00

**** For minor home renovations, certain inspections fees may be lower***.

Re-inspections: There will be a re-inspection fee of the ***double*** amount if the inspector is unable to give approval and has to do another inspection within any given inspection time.

TO SCHEDULE AN INSPECTION CALL 847-847-3541
CALL 24 HOURS IN ADVANCE

Please note, the information in this handout is intended to be general in nature and is not a substitute for applicable Village codes or ordinances. If you should have any questions relating to building codes, inspections or construction procedures, please call (847) 847-3537 or (847)847-3527 Monday – Friday, 8:00am to 4:30pm or check our village code on our website at vhw.org.