



BUILDING DEPARTMENT  
(847) 395-1000  
FAX: (847) 395-1920  
Hours: 8:00 am – 4:30 pm

### **BUILDING DEMOLITION**

*An On-Site Inspection is needed before permit approval to ensure the proper disconnect of all utilities. Contact J.U.L.I.E. at 800-892-0123 and then contact the building department at the number listed above to set up an on-site inspection*

Below you will find a summary of code requirements for building demolition within the Village of Antioch, based upon the 2003 International Residential Code or the 2003 International Building Code for demolition of a commercial or industrial structure. **THIS IS ONLY A SUMMARY.** You may find it helpful to become more familiar with the Building Code, as you are preparing to demolish your building. Please feel free to call the Plans Examiner at (847) 395-1000 if you have any questions.

### **GENERAL REQUIREMENTS**

- Utilities are to be disconnected prior to building being demolished.
- A report verifying that no asbestos is present on the property. If there is asbestos present, an abatement/disposal proposal must accompany said report. For a garage, asbestos is most often present in the siding only. After removal of asbestos we will need an abatement report.
- We will require a letter from the Lake County Health Department, or permit for same, that the septic field has been abandoned. (if applicable) Additionally, we will need to be informed in writing of the status of pumping of said abandoned system. This may be in the form of an invoice from your septic service company. This document should include the status of the tank (empty or removed).
- We must hold a \$10,000 surety bond from your Excavator. This is to be in original form. No copies can be accepted.
- Proper erosion sediment control measures shall be taken on job site BEFORE demo begins.
- Disturbed areas need to be filled to grade and stabilized within 14 days of land disturbance.
- A final inspection shall be performed to insure that all debris has been disposed of in an appropriate manner.
- Paved roads will need to be kept clean of mud and debris.
- Signs for trucks entering and leaving construction site put on the road warning other vehicles of construction traffic.
- Provide adequate signage as to the danger involved with demolition.
- Provide protection for adjoining properties.
- Temporary use of streets, alleys and public property shall be approved by the Village of Antioch Building Official.

- Waste materials shall be removed in a manner that prevents injury or damage to persons, adjoining property and public rights-of-way.
- Consult with the proper authorities for traffic control.

### **WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT?**

- Completed Application.
- Two Scalable Certified Copies of the Plat of Survey, **in its entirety**, showing the extents and measurements of the Demolition area. (i.e. building, garage, driveway etc.)
- \$10,000 surety bond from excavator, in original form, no faxes will be accepted.
- Asbestos report, with abatement plan, if applicable.
- Final abatement report, if applicable.
- Lake County Health approval, if applicable.

### **WHAT HAPPENS NEXT?**

We will contact you by phone or fax within 5 – 10 business days to inform you when your permit is ready to be picked up. Work cannot be started until the permit is paid for and picked up. The permit must be picked up in person. We accept cash or checks. If there are additional items needed before permit issuance we will try to contact you as soon as possible.

### **HOW MUCH WILL MY PERMIT COST?**

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees, and all inspections. Per Village Ordinance 09-11-32 50% of the fee shall be collected at the time of permit submission (application).

Per Village Ordinance 09-08-23 an electronic filing fee will be assessed. If electronic documents are not provided by the applicant, each application for a site development or building permit fee shall be accompanied by a 10 dollar flat fee plus, 8 dollars for each 24” by 36” full sized plan sheet and 1 dollar per 11” by 17” or smaller sheet.

### **WHAT INSPECTIONS ARE REQUIRED?**

- On-site inspection with J.U.L.I.E. locates in place will be performed to insure that utilities have been disconnected to building prior to work beginning.
- Final inspection to insure proper disposal of all debris.

***PLEASE NOTE: A separate permit is required for the building of any new structure. Demolition permits are for DEMOLITION ONLY.***

**INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-1000 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD; IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.**

**PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.**

**IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$150.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.**

**NO RE-INSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.**

**THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER \_\_\_\_\_.**

Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit "after-the-fact". Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor's Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR's), which are private restrictions subject to enforcement by a Homeowners' Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR's.

**NOTE: Building Plans are to be kept on site as per Building Code**

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

