



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

Call J.U.L.I.E. (1-800-892-0123) before digging!

GAZEBO/PERGOLA CONSTRUCTION

Below you will find a summary of the code requirements for building a gazebo within the Village of Antioch. This summary is based upon the 2003 International Residential Code. This is only a summary and you may find it helpful to become more familiar with the Building Code as you are designing and constructing your gazebo. After reading this handout, please feel free to call the Plans Examiner at (847) 395-1000 if you have any questions.

WHERE CAN MY GAZEBO AND/OR PERGOLA BE LOCATED?

The gazebo and/or pergola, as well as all other structures on the property, cannot exceed more than 35% of the lot area.

GENERAL REQUIREMENTS

- Any and all electrical work is to be indicated on the plans.
- All framing lumber shall be pressure treated or other natural decay resistant material.

SPECIFIC REQUIREMENTS TO BE NOTED IN YOUR DRAWING

- Indicate:
 - ◊ The sizes and location of all piers. The minimum size shall not be less than 10” in diameter and 42” below grade.
 - ◊ The size and spacing of all framing members.
 - ◊ The method of attaching the beams/headers to the posts such as galvanized metal connectors or ½” thru bolts which are required to prevent up lift.
 - ◊ Floor joist attachment; if applicable. Joist hanger may be necessary.
 - ◊ Ceiling joist/rafter attachment. Hurricane ties are required.
 - ◊ Roof structure consisting of sheathing – 5/8” is required and “H” clips if the rafters are spaced greater than 16” o.c., felt paper, shingles and flashing.
- If the Gazebo or Pergola is to be attached to a permanent heated structure it will require a frost-proof foundation tied into the existing. Refer to addition handout.
- Gazebos and Pergolas 30” or more above the grade below are required to have guardrails a minimum of 42” high with spacing of spindles (pickets) no more than 4” apart. Guardrails shall not provide a ladder effect.
- Electrical information to be submitted if the gazebo is to be provided with electricity shall include the following:

- ◇ The type and size of the underground raceway to the gazebo and its burial depth.
- ◇ The type and size of the conductors within the underground raceway if conduit is to be used and within the gazebo to outlets and switches.
- ◇ The location(s) of all outlets and switches. Note that if a door is to be installed, an exterior light is required at the door and shall be controlled by a three-way switch at the door and in the house. All gazebo outlets shall be GFI protected.
- ◇ Any exterior outlets shall be GFI protected and waterproof.
- ◇ Indicate whether any new circuits shall be added to the existing panel board and the size of the over-current protection.

WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT?

- Completed Permit Application.
- Proposal from Contractor; if applicable.
- Three Scalable Certified Copies of the Plat of Survey, *in its entirety*, indicating the location of the gazebo/ pergola, the dimensions of the gazebo/ pergola and the set backs from all lot lines to the gazebo/ pergola.
- Three Complete Sets of Building Plans; include elevations and typical wall section.
- Copy of Illinois Electrician License and Original Insurance Certificate (\$1 Million Liability), or an Affidavit from the Homeowner accepting responsibility for electrical work not performed by a licensed electrician.
- Copy of the Homeowner's Association Approval Letter or Sign Disclosure (attached) whichever is 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?

- After all Postholes are Dug and Prior to Setting Posts in Concrete
- Rough Framing
- Electrical (if applicable)
- Completion

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

DISCLOSURE REGARDING PRIVATE COVENANTS

The undersigned owner of property (listed below) in the Village of Antioch hereby acknowledge that the Village of Antioch has advised them that there may be private covenants, restrictions and conditions of record (the “private covenants”) which do not allow the undersigned to execute the type of work requested, even though doing so may be allowed under the Village’s ordinances upon issuance of a building permit. The Village does not enforce private covenants. However, under most private covenants a homeowner’s association or any owner or owners in a subdivision have the power to enforce the covenants, including making you remove the improvements and paying for their attorney’s fees if they are successful in any litigation to enforce the private covenants. If you are not sure whether the private covenants allow you to make proposed improvements, you should review the private covenants before installing them and entering into a contract to have the improvements installed by a contractor or yourself.

Owner

Owner

Address

____ - ____ - ____ - ____

Pin Number