

CONCRETE PATIOS

EXCESS FILL OR SPOIL FROM EXCAVATING PATIOS MUST BE REMOVED FROM PROPERTY. IF USED MUST ACCOMPANY FILL PERMIT.

CONCRETE SPECIFICATIONS

The concrete slab shall be constructed as follows: Concrete shall be a minimum of four (4) inches thick (minimum six (6) bag mix) with a five inch slump (or eight (8) inch slump if using flowing concrete), with six (6) by six (6) 10/10 woven wire or fiber mesh, on a minimum four (4) inches of crushed stone, gravel, or sand compacted. All vegetation shall be removed prior to placing the gravel base.

EXPANSION JOINT AND FLASHING

- A. Install an expansion joint where concrete slab abuts the building or other concrete.
- B. Install flashing behind any wood and down face of foundation where concrete is poured against it.
- C. The concrete shall be poured not less than two (2) inches below sill of door at patio.
- D. When poured against the house, rebar needs to be drilled into the primary structure three (3) feet on center.

STAIRS

Any patio that is eight (8) inches or more above finished grade requires proper size treads and risers for steps (seven and three-quarters (7 ³/₄) inches maximum risers; and the minimum tread depth shall be ten (10) inches.)

ROOF OR SUN SHIELD

Any patio covered with a solid roof shall have a continuous foundation to the forty-two inch (42") frost line. Where a solid roof is constructed over the patio, this will be considered an addition to the structure. The structure would then be required to comply with all associated village building and zoning codes.

BUILDING PERMIT REQUIRED

No building or structure shall be erected, constructed, built, enlarged, replaced, repaired, altered, or moved, nor shall any repair or maintenance work be done which affects the structural, fire protection, or health protection qualities of a building without first having obtained a building permit.

Building permits expire one year from the date of the permit. However, if work has not started within six months of the date of the permit, the building permit is void.

BUILDING PERMIT APPLICATION

To apply for the building permit, the following items shall be submitted to the Building Department.

1. Completed permit application
2. Plat of survey showing the proposed location and size of patio
3. Bill of materials list
4. Copy of signed contract
5. Tax index number

BUILDING PERMIT FEE

The permit fee for a patio shall be based on the estimated cost of the project. Refer to B.B.C. 9-3-5.

INSPECTIONS REQUIRED

The Building Inspector shall inspect all buildings and structures that are being erected, constructed, built, enlarged, repaired, altered, or moved. Inspections shall be requested in writing or by telephone to the Building Department at least twenty-four (24) hours in advance. You must call before 3:30 for the following day's inspection. A pre-pour and final inspection of the patio are required.

CONTRACTOR LICENSE REQUIRED

It shall be unlawful to engage in business in the Village of Bartlett as a building contractor without first having obtained a building contractor license.

A homeowner is not required to be licensed as a subcontractor or general contractor to demolish, rehabilitate, alter, or repair his or her own home.

LICENSED CONTRACTOR

All names of licensed subcontractors and general contractors are on file, listed alphabetically, in the Clerk's Office and in the Building Department.

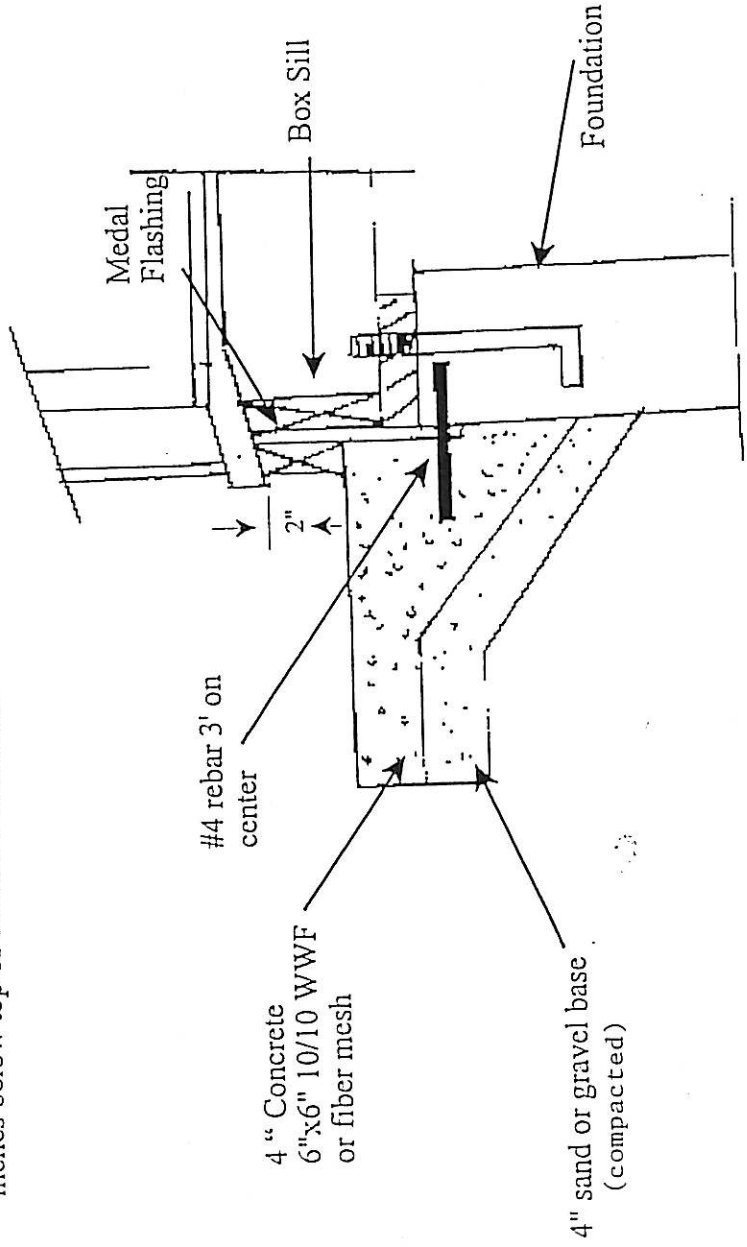
SOURCE: The Bartlett Building Code, Ordinance 2007-45

PATIO SLAB DETAIL FLASHING AT EXTERIOR DOOR

Terrace or Porch Slabs

Suspended (reinforced) type or bearing on the ground, which abut wood construction at exterior wall.

1. Flashing Material: Sheet Metal.
2. Extend flashing at finish floors of terrace or porch from one-fourth (1/4) inch outside exterior face of finish, turn up four (4) inches behind exterior finish, then turn down and extend four (4) inches below top of outside foundation.



Permit Fees

Estimated Value of Proposed Work

Less than \$500	\$35.00
\$500 but less than \$1,000	\$40.00
\$1,000 but less than \$2,500	\$45.00
\$2,500 but less than \$5,000	\$50.00
\$5,000 but less than \$10,000	\$75.00
More than \$10,000	\$12.00 per thousand

Basement Buildout: In addition to the permit fee based on the estimated value of the proposed work, there will be a \$40 fee for electrical work and \$40 for any plumbing work.

Room Addition/Screen Room/Three Season Room: In addition to the permit fee based on the estimated value of the proposed work, there will be a \$100 plan review fee.

Electrical: A forty dollar (\$40.00) fee shall be charged for a building permit for electrical installations not done in connection with other work.

Plumbing: A forty dollar (\$40.00) fee shall be charged for a building permit for any actual installation, repair, maintenance, alteration or extension of a plumbing system by any person, including all piping, fixtures, appurtenances and appliances for a supply of water for all purposes, including without limitation lawn sprinkler systems. Plumbing includes all piping, from discharge of pumping units to and including pressure tanks in water supply systems, including all piping, fixtures, appurtenances, and appliances for a building drain and a sanitary drainage and related ventilation system of any building or buildings.

Demolition (Accessory Structure): A minimum of one hundred (\$100.00) fee shall be charged for a building permit to demolish a residential, office, commercial or industrial building.

Demolition (Primary Structure): A minimum of one thousand (\$1000.00) fee shall be charged for a building permit to demolish a residential, office, commercial or industrial building.

Swimming Pools:

- A. **In-ground pools:** The building permit to construct shall be based on the cost of construction using section 9-3-5, plus an electrical and plumbing (if applicable) fee.
- B. **Above-ground pools:** A seventy-five (\$75.00) fee plus electrical and plumbing (if applicable) fee shall be charged for a building permit to construct an above ground swimming pool.

Fences: A building permit fee for any fence over two feet (2') high shall be charged at the rate set forth in Section 9-3-5.

Construction Trailer: A one hundred and no/100 dollar (\$100.00) permit fee shall be charged for the placement of each construction trailer on a construction site for six (6) months or less. In addition, the applicant shall deposit with the Village Treasurer a five hundred and no/100 dollar (\$500.00) cash bond to guarantee performance of the applicant's duty to remove such construction trailer and restore the site upon expiration of the permit. Such deposit shall be refunded in full after applicant removes such construction trailer promptly upon expiration of such permit. If such construction trailer is not removed within thirty (30) days after permit expiration, the Village may, upon written notice to the permittee at the address specified in the application, cause such construction trailer to be removed, deduct the expense of removal and storage from such bond, and refund the balance, if any, to the permittee. In the event the cost of removal exceeds such bond, the applicant shall be responsible for any such excess costs.

Conditional Occupancy Permit Fee: A fee of one hundred (\$100.00) shall be charged in every instance where a conditional occupancy permit is requested.

Final Occupancy Permit Fee: A fee of one hundred (\$100.00) shall be charged in every instance where a final occupancy permit is requested.

Change in Ownership Permit/Occupancy Certificate: A fee of one hundred fifty (\$150.00) shall be charged in every instance where changing ownership/final occupancy is required for non-residential use.

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