



Village of Round Lake
Building Department

442 North Cedar Lake Road • Round Lake, IL 60073 • 847-546-0963 • Fax 847-546-1872

PATIO REGULATIONS
CALL THE BLDG. DEPT. AT 847-546-0963 FOR INSPECTIONS

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

Call JULIE at 1-800-892-0123 for location of utilities prior to digging.

No change to the approved plans is authorized without prior written approval by the code official and only the construction indicated on the attached plans is authorized by the issuance of this permit.

Permit application checklist:

Submit to the Round Lake Building Department for review:

- Building permit application.
- Two copies of the plat of survey dimensionally locating the patio with respect to the property lines and any buildings on the site.
- Provide two copies of the specifications for the patio.
- Homeowner's Association approval letter if applicable.

Conditions of permit:

1. Concrete patios and sidewalks require 4" of crushed stone or compacted gravel (no pea gravel is allowed), and a minimum of 4" of concrete.
2. Concrete patios require 6" x 6" wire mesh or fiberglass impregnated concrete.
3. Block or brick patios are required to be installed on a minimum of 4" compacted base and in accordance with the manufacturer's installation instructions.
4. All surfaces must slope away from other structures for proper drainage and must not cause a nuisance to a neighbor.
5. Patio surfaces shall be at least 6" below bottom of siding.

6. Concrete patios may not be constructed over utility easements without permission of the utility companies to whom the easements are dedicated. Any construction in easement may be removed by utility at owner's expense and will not be replaced by utility.

Site Preparation – Brick Pavers:

Excavation for grade level paver surfaces must be a minimum of seven and one-half inches below grade. The exposed bearing surface must have a minimum load bearing capacity of three thousand pounds per square foot. Base material shall be grade nine crushed aggregate, with a maximum size of three-quarters of an inch. Base shall be a minimum of four inches thick. If soil conditions or sloping grade warrant a thicker base, base shall be packed in a maximum of four inch lifts and shall be placed over suitable bearing soil with all vegetation and topsoil removed. Base material must extend a minimum of eight inches beyond the edge of the brick patio. The edges of the patio must also be retained by approved edging. Edging must be installed prior to sand installation. Retaining walls of timber or other approved materials are required where the height of the patio above the adjacent grade exceeds three inches. Where more than one course of timbers is used, each course of timbers shall be connected to the course below by a minimum of two pieces of three-eighths inch diameter reinforcing rod per timber. Retaining walls shall be placed over suitable bearing soil. Compaction of wall and paver base material must be done with a plate compactor delivering a minimum of three thousand pounds of force. The compaction of the base material must be done twice, working from the center to the outside edge. The base material must retain its pitch after compaction is complete. Sand installation must be no more than one inch deep. Sand must be flat and free of voids. Sands must be screeded over the gravel base using a suitable straight edge.

Brick Installation

Bricks must be placed in such a manner as to prevent disturbing the base material and sand. Full brick is to be installed, then cut pieces. Brick tamping shall be performed with a plate tamper. Tamping shall be started from the outside edge working toward the center. Tamping shall be done until all adjacent brick surfaces are level and until the bricks do not compact any further into the sand. Sand shall be installed in joints after bricks have been tamped. Only dry sand may be used. Sand must be swept into brick joints using a broom until sand is even with top layers of pavers. This may have to be done twice to ensure proper filling of joints. All brick paver surfaces installed in the Village shall have a minimum slope of one inch per eight feet.

Required Inspections:

1. Brick paver patio base - final patio edges must be marked at base inspection.
2. Concrete patio base – forms must be in place.
3. Final inspection.

It is the contractor's and ultimately the owner's responsibility to know the village code provisions. The owner or his agent is responsible for constructing all permitted work in compliance with village codes. Failure to identify any aspect of the proposed design not in compliance with the village code during plan review does not relieve the owner of the obligation to achieve full village code compliance. The Code Official cannot list all code sections on the drawings or documents.