



**LAKE BARRINGTON COMMUNITY
HOMEOWNERS ASSOCIATION**

64 Old Barn Road
Lake Barrington, Illinois 60010
Phone: 847-382-1660
Fax: 847-382-2731

HOMEOWNER APPLICATION FOR
ARCHITECTURAL REVIEW

OUTDOOR HOT TUBS

SUPPLEMENTARY INFORMATION

The Architectural Commission meets on the first Monday of each month, unless otherwise posted. Applications must be submitted to the Management Office at least one week in advance of the meeting in order to be considered. Please allow time for approval by your Condo Board as well. A schedule of all Condo Board meetings is available in the Management Office.

OUTDOOR HOT TUB CHECKLIST

Ensure that the following items are included in your proposal:

- _____ Provide elevation and plan drawings showing hot tub and deck
- _____ Obtain signatures of adjacent neighbors for proposed hot tub
- _____ A building permit may be required. Check with the Village.
- _____ Drawings should also show water supply, water drainage, and electrical supply

ARCHITECTURAL POLICY FOR OUTDOOR HOT TUBS

Standards, Limitations and Installation

The purpose of these standards is to give guidance to the unit owner and his contractor regarding where hot tubs are permitted, their limitations, and what the installation, maintenance and use requirements are. These standards are divided into five sections: **AESTHETICS (location and visibility), INSTALLATION REQUIREMENTS (regarding structure), ELECTRICAL AND PLUMBING, USE AND SAFETY, and BUILDING PERMITS**

I. AESTHETICS

Exterior hot tubs shall be limited to:

1. Installation within an existing totally fenced and gated private courtyard
2. Existing lower decks (reconstructed as herein described) that are currently totally fenced and gated
3. Decks and patios that are currently unfenced may **NOT** have fencing added for the purpose of adding a hot tub.
4. The existing fencing must be of adequate height defined as one that essentially blocks from exterior view the lower 2/3 of a standing person of average stature.
5. The existing fencing must be of a style considered to be privacy fencing.
6. Hot tubs may not be installed on decks whose lower level is readily accessible to persons or children nor upon one that is above another deck or patio.
7. Hot tubs may not be installed upon balconies or upper decks.
8. An existing deck that currently meets ALL of the above requirements must still be totally reconstructed to meet the added load requirements of a full hot tub. No partial reconstruction is permitted.

II. INSTALLATION REQUIREMENTS

1. **POSTS and PIERS.** The structure of a deck rebuilt to support a hot tub must be constructed of a pressure treated lumber in all of its structural elements. Vertical posts must be minimum 6" X 6" in cross-sectional dimension. They must be set on concrete piers set 42" below existing level grade, 48" below sloping grade. Piers must be a minimum of 12" in diameter and have a 5/8" diameter locating bolt anchored within the center of its sloping top for lateral location of posts. Piers may not protrude more than 12" above surrounding grade. Posts must be buried in concrete piers.

2. **BEAMS AND JOISTS:** All beams carrying joists must be double 12" X 12" with a maximum of 10' span. All joists must be a minimum 2" X 8" on 16" centers.
3. **DECKING MATERIAL:** Decking must be pressure treated 6" wide by a maximum 5/4" thick screwed to joists at every crossing by a minimum of two screws corrosion protected and specifically designed for decking. Western red cedar may be substituted for pressure treated.
4. **DECK STAINING:** All decking material shall be preservative stained at regular intervals (3 years maximum) at the owner's expense with colors that match the stain of the building. Stain must be of the semi-transparent type designed for horizontal surfaces to prevent pigment buildup and subsequent flaking. Maintenance of decks is the owner's responsibility

III. ELECTRICAL AND PLUMBING

A. ELECTRICAL

1. All electrical supplies to the hot tub must be ground fault interrupt (G.F.I.) protected.
2. All electrical outlets located anywhere on the deck or the exterior of the building adjacent to or accessible to the deck must be converted to (G.F.I.) protection.
3. No additional lighting, other than that contained within the tub itself, may be added to a deck or the exterior of the building surrounding the hot tub except for tubs located within a private courtyard.
4. All electrical work must comply with National Electrical Code (N.E.C) requirements.
5. Tubs may not be supplied with electrical power by means of extension cords or any other temporary means. All electrical systems must meet electrical codes and use components approved for external use.
6. Power to the hot tub must be supplied from the living unit electrical service, not from the garage service.

B. PLUMBING

1. Exterior hot tubs may not be connected to permanent water supplies plumbed from within the unit except where supplied with the following:
2. Drainage of water from the hot tub may not be upon the surface of the common elements surrounding the unit.
3. Drainage must be made only in one of the following ways:

LAKE BARRINGTON COMMUNITY HOMEOWNERS ASSOCIATION

- Into the sanitary sewer system of the building. This requires written permission from Public Works.
- Into existing downspout storm drains that do not drain into the building foundation drains or sump pumps
- Into dry wells especially constructed for this purpose. This requires written permission from the respective Condominium Board
- Into an underground landscape watering system to water the landscape around the unit without soaking or creating soggy ground or cause injury to plant material with water born chemicals. This requires the written permission of the Landscape Commission.
- By piping into an adjacent storm drain or pond. This requires the written permission of both the Landscape Commission, Lakes & Ponds Commission and Public Works.

IV. USE AND SAFETY

1. Safety in the use of hot tubs is the primary and sole responsibility of the unit owner. The owner of a unit equipped with a hot tub agrees to assume all liability for personal injury to himself, family members, guests and possible trespassers upon an attractive nuisance, and for damages to the common elements of his or adjacent structures that may be caused by or attributed to the installation and use of a hot tub
2. The use of hot tubs located on exterior decks or private courtyards shall be limited to unit residents, their immediate families and guests.
3. Hot tubs shall not be utilized as the center for neighborhood gatherings or parties which extend beyond the confines of the enclosure containing the hot tub.
4. Rules governing the use of hot tubs as to persons, times and activities shall be the purview of the Rules & Regulations Commission.

V. BUILDING PERMITS

It is the personal responsibility of the unit owner to apply for, attain and appropriately display any and all building permits required by the installation of hot tubs including, but not limited to, permits for complete deck reconstruction, electrical and plumbing work. A Village of Lake Barrington Permit Application can be obtained from the Management Office.