



Village of Huntley
Development Services Department
10987 Main Street
Huntley, Illinois 60142

Phone: 847-515-5252
Email: INSPECTIONS@HUNTLEY.IL.US
www.huntley.il.us

RESIDENTIAL ROOFING CONSUMER INFORMATION

This pertains to residential roof coverings only. It does not pertain to roof framing.

As of January 1, 2023, the Village will not require a permit to be obtained for residential roof coverings.

Permit Requirements. The Village of Huntley requires a building permit for roofing work on all but detached and attached single family residences (1 & 2 – Family Dwellings). Owners of detached or attached single-family homes should check that their contractor is properly licensed by accessing the Illinois Department of Financial and Professional Regulation (IDFPR) website.

Even though a permit is not required for detached single family residences, the Village does have standards for roof installations which must be followed. The Village has a local ordinance requiring a minimum of 5/8 roof sheathing. (VOH R803.2.2.1). The Village has also adopted the 2018 International Building Code and the 2018 International Residential Code. You may view these codes online for free- web search ‘ICC free codes online’. (As websites are subject to change, we do not provide specific web links.)

License Requirements. The State of Illinois requires that every contractor doing roofing work in Illinois must be properly licensed. This requirement applies to all roofing work, regardless of the Village of Huntley’s permitting requirements. Homeowners may perform roofing work on their personal property without a license; all other roofing must be performed by a contractor licensed by the State of Illinois. “Limited” Roofing Licenses are for those contractors whose roofing business is limited to residential roofing for structures consisting of eight dwelling units or less; all other types of roofing require an “Unlimited” licenses. The name of the company and license number shall be properly identified on the contractor’s vehicles, and any advertisement or contract.

Other Work. Most other work that may be done in conjunction with a roof covering project does require a permit. An example would be adding a new attic fan. This would require an electrical permit.

Roof Drainage. As part of your roofing project, roof drainage may not be altered to redirect water to different locations or to flow in different directions. If your roofing project will involve changes to the control of rain water, please contact the Development Services Engineer for direction on how to proceed.

Consumer Resources. The following resources are available to consumers:

- Consumers may obtain additional information by accessing the IDFPR website to check whether a contractor has a valid Illinois license, click on The Division of Professional Regulation and then on License Look-Up.
- Consumers should confirm that the contractor is in fact the actual licensed contractor by asking to see a legitimate picture ID.
- Consumers should always ask for references for similar projects completed in the area, and should contact those references.
- Consumers may wish to contact the Better Business Bureau or the Illinois Attorney General's office, both of whom compile information on companies and contractors that have had previous consumer complaints.

**NOTE: This information is intended to assist the residents of Huntley
and is not meant to replace any valid Village Ordinance.**