

Environmental Control Committee (ECC)

What is the ECC and what are they responsible for?

The Environmental Control Committee (Committee) is responsible for approving houses, building structures and other improvements of any kind on LSA member properties. The Committee is composed of three (3) to five (5) voting members appointed by the Board. The Committee performs inspections to assure compliance with applicable building codes and Blue and Red Book requirements. The Committee also investigates compliance concerns.

The following buildings and improvements fall under the jurisdiction of the ECC:

- New home construction and house additions
- Garages
- Storage sheds
- Dog houses and dog runs
- Decks, porches and patios
- Roofing / Shingle replacement
- Siding replacement
- Driveways and sidewalks
- Screen houses and gazebos
- Docks and piers
- Shoreline stabilization
- Culverts
- Non-portable fire pits
- Solar panels
- Satellite dish / antenna not attached to house
- Outdoor wood-burning furnaces
- Tree removal and forced mowing

When does the ECC meet and what do they do?

The ECC meets at the main office on the first and third Saturday of each month at 8:00 am. Four (4) days prior to each meeting members or their contractor seeking a building permit must submit a written application and plans to the office for new construction or improvements to existing structures for the Committee's review. At that time they can also request an appointment to meet with the Committee at the Saturday meeting.

The written application shall include three (3) complete sets of accurate detailed plans to scale and specifications for the proposed construction or improvement. The Committee will review the submitted plans at their meeting. If the Committee approves of the plans (or approves with modifications) a building permit can be issued for construction to begin, subject to fees and security deposit.

The Committee, from time to time, may refuse to grant permission for new construction or to make improvements. Reasons for not granting approval usually include one or more of the following:

- Inadequate or incomplete plans or drawings, or show the proposed improvement to be in violation of building code or Blue and Red Book requirements.
- The design or color scheme of the proposed improvement is not in harmony with the general surroundings or with adjacent buildings or structures, or closely duplicates a near-by existing house.
- The proposed improvement encroaches upon an easement, into the line of site of adjacent properties and/or set back limitation.

Can the ECC make exceptions to the rules?

The Committee may grant, from time to time, reasonable variances to Blue and Red Book requirements where literal application of a requirement could result in unnecessary hardship to the Member. However, such variances are only granted in a manner that would conform to the general intent and purposes of the basic requirement. Variances also cannot be materially detrimental or injurious to other Members or their lots.

Are there any improvements that do not require ECC approval?

No ECC approval, permit or security deposit is required for the following:

- Window replacement
- Doors replacement
- Any interior work (e.g., finish off basement, remodel kitchen, remodel bathroom)

Do repairs need ECC approval?

Repairs generally do not require ECC approval or permits, so long as the work is cosmetic in nature, using similar materials to the original, and no structural elements are altered. Repairs are defined as work that maintains an existing building or improvement in good working order or condition, and does not materially change the structure being repaired, its appearance, dimension or function. When in doubt, contact the office for further advice and clarification.

Where do you find the basic rules that the ECC applies?

The basic rules for houses, building structures and other improvements within the LSA community boundaries are found in the Blue and/or Red Books. These rules include general requirements for the use of lots, minimum house size, set back, easements, line of sight, diligence of construction, materials, and maintenance.

For construction in both Winnebago and Stephenson Counties, the ECC applies the building codes that are enforced by Winnebago County at the time of construction. These codes currently include:

- 2015 International Residential Code
- 2014 National Electric Code
- 2015 International Fire Code
- 2015 International Fuel Gas Code
- 2015 International Mechanical Code
- 2014 Illinois State Plumbing Code

The ECC also applies the amendments to these codes that have been adopted by Winnebago County. These amendments can be found at the following web site:

<https://wincoil.us/departments/regional-planning-economic-development/building-division/permit-applications,-codes,-requirements/>

Please Note that the above information and requirements are subject to change at the discretion of the ECC. When changes are made, they will be published in the Lake Summerset Newspaper, be posted on the LSA Office's foyer bulletin board and attached to the applicable permit paperwork.